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Changes In The San Francisco Housing Inventory For 1988

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF CITY PLANNING

HOUSING INFORMATION SERIES

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

1988

Prepared by the San Francisco Department of City Planning

May 1989

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1988 HOUSING HIGHLIGHTS

HOUSING PRODUCTION

Housing production in San Francisco in 1988 was at a 12 year high with the completion of 2,011 units and approval of 2,148 units for construction. The inventory of units under construction and under review remained relatively high with about 4,000 units under construction, about 3,800 units under formal review, and about 1,300 units under preliminary review.

Housing projects in San Francisco Redevelopment areas accounted for 46% of the units completed in 1988 and account for about 66% of the units under construction.

Units authorized for construction decreased slightly from a high of 2,442 units in 1987 to 2,148 units in 1988.

SINGLE AND MULTI UNIT BUILDINGS

A total of 435 buildings were constructed in 1988. Buildings with three or less units accounted for 92% of the buildings completed but only 1/3 of the units completed. Buildings with 20 units or more accounted for 1% of the projects and more than half of the units completed.

TENURE

Rental housing construction continued to increase with the completion of more than 1,200 rental units in 1988.

AFFORDABILITY

425 units or 21% of the units completed were designated for low and moderate income households.

DEMOLITIONS

Residential demolition activity decreased in terms of both units demolished and units approved for demolition. A total of 83 buildings containing 104 units were demolished and 44 buildings containing 52 units were approved for demolition.

ADDITIONS, MERGERS, CONVERSIONS

The number of units added or eliminated from the housing stock by alterations has increased in recent years. In 1987, alterations accounted for the addition of 96 units and the elimination of 86 units, for a net gain of 10 units. These include units added to existing buildings, units removed by merging smaller units into larger units, and elimination of illegal units.

Conversions to legal residential use accounted for a gain of 79 live work units; legal conversions to non residential use accounted of a loss of one unit.

REGIONAL TRENDS

Housing construction activity in the Bay Area declined from a high of 45,702 units in 1986 to 37,495 units authorized for construction in 1988. The East and South Bay continue to accounted for about 70% of the Bay Area's housing growth.

INTRODUCTION

This is the 20th annual report of a series started in 1960.

The Housing Inventory Series reports changes to San Francisco's legal housing stock resulting from new construction and demolition of residential units. Over the years, the report has been expanded to include more comprehensive housing information. This year's report lists for the first time new construction and demolition activity by zoning classifications and reports the total housing units by building types for each Planning District.

The focus of the report is on residential construction which has received a "Certificate of Completion" in 1988 from the Bureau of Building Inspection. We also include in this count those large projects which are available for occupancy with a Temporary Permit of Occupancy. These residential projects are detailed by unit size, tenure, private and public sponsors, city planning districts, and census tracts.

To the extent possible the report includes information on the volume of units under City Planning review, the number of units authorized for construction, and the number of units in major projects under construction during the reporting period. Overall housing production is reported in terms of citywide totals, district subtotals, and Bay Area county regional totals.

Part I of this report contains the principal findings, and Part II contains the annual data in greater detail. There are no tables 9 to 11 in Part II. These have been eliminated because this data in no longer relevant.

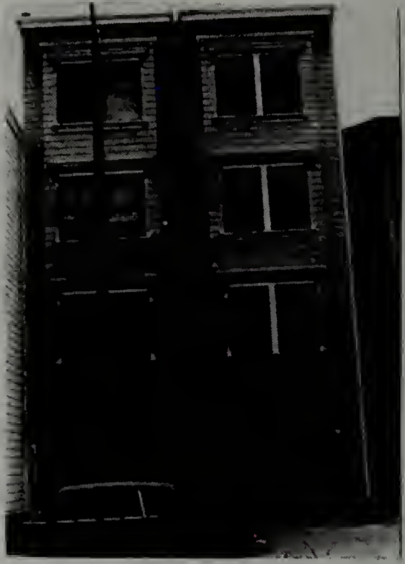
The data are compiled from city records. Sources include the Department of Public Works Bureau of Building Inspection, Central Permit Bureau, Housing Inspection Division, Department of City Planning, City Assessors and Condominium Subdivision Office, San Francisco Redevelopment Agency, Mayor's Office of Housing, and U.S. Department of Commerce, Bureau of the Census statistical reports. We find the sources reliable but we can not verify accuracy.

The report has been used to monitor changes in San Francisco's housing stock and evaluate housing trends and policies. This report and reports for previous years are available to the public at the Main Library Government Documents Section and at the Zoning Information Counter at the Department of City Planning, 450 McAllister Street, San Francisco.

467-19th Avenue (3 units)

Potrero Court (138 units)

456-60 Arkansas
(four 2 unit buildings)



442-25th Avenue (3 units)

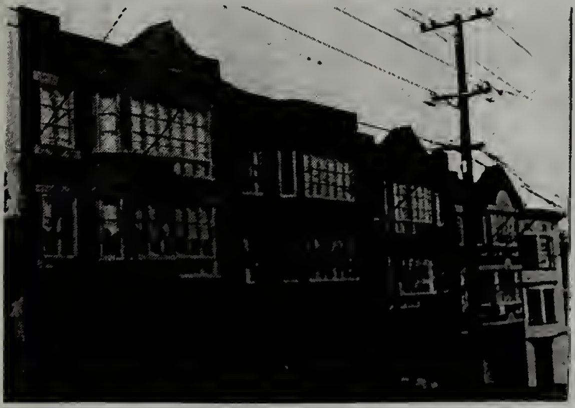
578-80 30th Avenue (2 units)

25 Elsie (1 unit)

PART I. FINDINGS

South Beach Apartments
(414 units)

169-73 Elsie
(one 2 unit building)



1928-36 Balboa
(four 2 unit buildings)

887 Rhode Island
(two 2 unit buildings)

3333 Mission (49 units)
(under construction)

3999 Mission (16 units)

HOUSING TRENDS - 1970 TO 1988

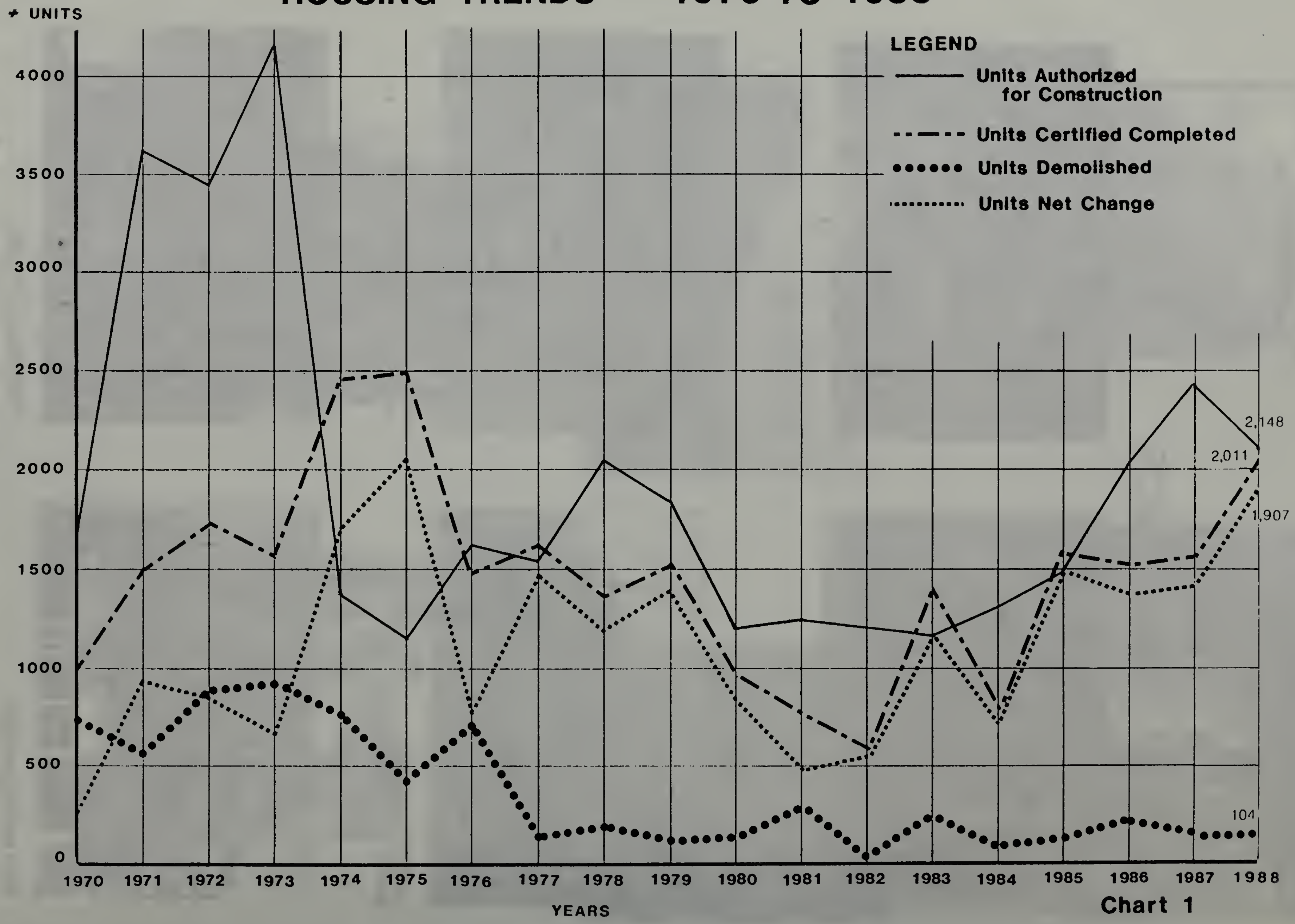


Chart 1

A. HOUSING TRENDS - 1970 to 1988

Table 1 and Chart 1 summarize housing trends since 1970 for units completed, units authorized for construction, and net change to the housing stock.

TABLE 1. Housing Unit Trends Totals - 1970-1988

Years	Units Approved	Units Certified Complete	Units Demolished	Annual* Net Change
1988	2,148	2,011	104	1,907
1987	2,442	1,553	127	1,426
1986	2,037	1,507	173	1,334
1985	1,479	1,568	105	1,467
1984	1,313	790	79	711
1983	1,167	1,400	233	1,167
1982	1,215	589	42	547
1981	1,242	780	288	792
1980	1,202	980	128	852
1979	1,833	1,516	114	1,402
1978	2,045	1,375	174	1,201
1977	1,536	1,616	136	1,480
1976	1,622	1,480	707	773
1975	1,142	2,495	439	2,056
1974	1,386	2,454	774	1,680
1973	4,150	1,578	925	653
1972	3,439	1,713	869	850
1971	3,614	1,497	557	940
1970	1,671	990	730	260
TOTAL	36,683	27,892	6,704	21,498

HOUSING UNITS COMPLETED SINCE 1980:	11,178
HOUSING STOCK IN 1988**	325,716

* This column accounts only for units legally completed minus units legally demolished and does not account for other changes in the housing stock occurring from legal or illegal conversions of residential units, alterations which add or merge units, illegal secondary units, elimination of units by code enforcement, or residential hotel conversions.

** The housing stock total is based on the sum of the total units reported in the 1980 Census, which includes both legal and illegal units, and the net gain of legal units between 1980 and 1987.

B. HOUSING PRODUCTION

Housing Units Under Permit Review
Housing Units Authorized for Construction
Housing Units Under Construction
Housing Units Certified Complete

The stream of housing production follows from units under permit review, units authorized for construction, units under construction, and units certified complete.

1. Units Under Review.

As of March 1989, the Department of City Planning had under review about 50 major housing projects (10 units or more) containing approximately 2,400 units, in addition to Trinity Plaza's 1,200 units proposed project at 8th and Market. An addition 35 projects with about 1,300 units were under preliminary informal review.

2. Units Authorized for Construction.

The number of housing units authorized for construction by San Francisco's Central Permit Bureau decreased from 2,442 units in 1987 to 2,148 units in 1988. Even with this slight decrease, the number of units approved for construction remained above the 2,000 level reached in 1986. This is the highest volume of permit activity for housing construction since 1973. Many of these projects currently are under construction.

Major projects authorized for construction in 1988 included: 100 units at 701 Frederick, 134 units at 1340 Golden Gate, 140 units at 868 Kearny, 162 units at 1450 Post, 165 units at 639 Geary, 185 units at 840 Post, 191 units at 1510 Eddy, 294 units at 201 Harrison, and 217 units at Scott and Eddy. These projects totaled 1,588 units.

In addition there are a number of other major projects approved by City Planning but not yet under construction. These include 282 units at 111 Chestnut, 200 units at 300 Beale, and 110 units at Ocean Beach.

Units Authorized for Construction 1988

Single	2 Units	3-4 Units	5+ Units	Total Units	Total Buildings
157	138	157	1,696	2,148	312

3. Units Under Construction.

About 4,000 rental units are under construction. 3,000 of these units are in San Francisco Redevelopment areas, including 1,113 units at Fillmore Center, 156 units at 1755 Geary Boulevard, 320 units at Rincon Center, 233 units at 300 Third Street, 177 units at 1st and Embarcadero, and about 752 units still under construction at Bayside Village and South Beach apartments. Other major projects under construction include 255 units at 737 Post, 185 units at 340 Post, 93 units at 959 Powell, and 85 units at Folsom and Spear, and 70 elderly units at 1483 Mason.

In addition there are 318 low and moderate income units under construction by non-profit housing development corporations. These projects include 114 units at 701 Frederick, 63 units at 600 Earl, 49 units at 3333 Mission, 47 units at 2155 Mission, 25 units at 926 Fillmore, and 20 units at 483 Valencia. These and other major projects under construction are detailed beginning on page 28.

4. Units Certified Complete.

A total of 2,011 units were certified complete by San Francisco's Bureau of Building Inspection in 1988. This was an increase of 29% from the previous year and the highest number of units completed since 1975. This was the 4th consecutive year that more than 1,500 units were completed annually.

The majority of the units completed can be attributed to the completion of 563 units at Bayside Village, 189 units at South Beach Marina, 191 units at Folsom and Mabini, and 132 units at Potrero Court. These projects account for 1,075 units completed in 1988.

A total of 11,178 housing units have been certified complete since 1980 at an average rate of 1,240 units per year.

5. Total Units in the Housing Stock.

San Francisco's housing stock gained about 1,907 housing units in 1988 from the completion of 2,011 units and the demolition of 104 units.

Since 1980 the housing stock has gained about 9,899 units with the completion of 11,178 units and the demolition of 1,279 units during this period.

San Francisco's housing stock count was 325,716 in 1989, consisting of 34% single family and 66% multi-family housing. 11% of the units are in two unit buildings, 11% are in three to four unit buildings, 11% are in five to nine unit buildings, and 32% are in buildings with ten units or more. (See Part II Table 2).

C. HOUSING CHARACTERISTICS

1. Building Types.

The number of buildings completed increased from 253 buildings in 1987 to 435 in 1988. This was due to an increase in the completion of single family and two and three unit buildings. Table 2 in the Appendix shows that 92% of the buildings completed contained less than three units and accounted for 34% of the units completed. 7% of the buildings contained four to nineteen units. Six large projects accounted for 56% of the total units completed.

Chart 2 below show the trends in single and multi unit housing construction since 1975. Large multi unit projects historically account for the majority of the units completed annually.

Part II tables 1, 3, 6, 13, and 15 cover the number of single and multi-family units completed in 1988 by citywide totals, by planning districts, and by the 9 Bay Area counties.

Table 10 on page 25 shows the total housing stock in each of the 15 city planning districts.

CHART 2. HOUSING CONSTRUCTION BY BUILDING TYPES - 1975 to 1988

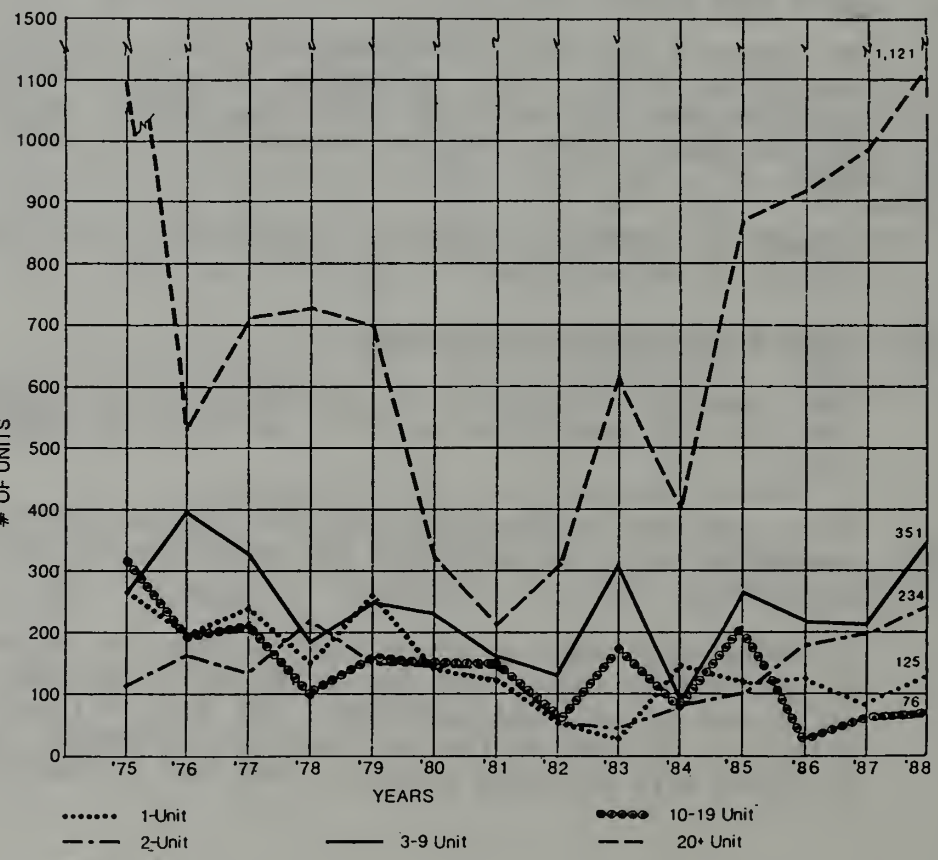


TABLE 2. HOUSING CONSTRUCTION BY BUILDING TYPES - 1980 to 1988

Years	Total	1-Unit	2-Unit	3-9 Unit	10-19 Units	20+ Unit
1988	2,011	191	262	361	76	1,121
1987	1,553	83	200	215	64	991
1986	1,507	172	176	217	38	904
1985	1,568	123	100	260	206	879
1984	790	144	76	92	77	401
1983	1,400	91	64	344	201	700
1982	589	50	56	129	50	304
1981	780	123	142	161	143	211
1980	980	141	142	230	147	320
TOTAL	11,178	1,118	1,218	2,009	1,002	5,831
Percent	100%	10%	11%	18%	9%	52%

2. Unit Sizes.

The number of 2, 3, and 4 bedroom units increased from 47% in 1987 to 54% in 1987 due to the completion of more single family and two and three unit buildings which generally have larger units (Part II table 4). Part II table 16 shows that the majority of 3 and 4 bedroom units were constructed in the Richmond (114 units). The South of Market Redevelopment area accounted for most of the studios, one bedroom, and two bedroom units (972 units) completed in 1988.

A tabulation of unit sizes of all new construction since 1980 indicates that about 9% of the units were studios, 29% were one bedroom units, 36% were two bedroom units, and 26% contained three or more bedrooms. 74% of all the units constructed had two or less bedrooms.

D. TENURE

1. New Construction.

Rental housing construction continued at a high rate with the completion of 756 rental units in 1987 and 884 units in 1988. All of the major new projects in 1988 were rental, including 752 units at Bayside Village and South Beach Marina apartments and 132 units at Potrero Court. In addition, 191 units at 870 O'Farrell were marketed as rental in 1988 but completed as condominium units in 1987.

It is difficult to account for rental and condominium units in any given year because condominiums units can be rental units initially and because condominium applications are not always accounted in the year the units are certified complete. Large multi unit projects generally have approved condominium maps even though they many initially market the units as rental units.

For consistency with reports in previous years, we account all such projects with condominium permits as condominium units in Table 3.

TABLE 3. CONDOMINIUM APPLICATIONS - 1980 to 1988

Year	Units	Percentage of Annual Total
1988	795	40%
1987	714	46%
1986	244	16%
1985	706	45%
1984	243	30%
1983	921	65%
1982	91	15%
1981	564	72%
1980	423	43%
TOTAL	4,701	

2. **Condominium Conversions**.

Condominium conversions are regulated by the Condominium Conversion Ordinance which since 1983 limits conversions to 200 units per year. This Ordinance is scheduled to expire in December of 1989 unless otherwise extended by the Board of Supervisors.

Condominium conversions represent a change of tenure from rental to ownership but does represent a loss of dwelling units.

The number of condominium permit applications decreased from 1985 to 1987 and recently increased in 1989. Only about 40% of the units which apply for conversion are ever completed. The maximum number of units which may be converted in a single building is presently 6. The condo conversion ordinance is administered by the Department of Public Works, Bureau of Engineering.

TABLE 4. CONDOMINIUM CONVERSIONS - 1980 to 1989

Year	Applications (units)	Recordations (units)
1989	534	NA
1988	221	102
1987	200	160
1986	124	226
1985	249	294
1984	420	387
1983	1000	570
1982	820	478
1981	1000	624
1980	960	660
TOTAL	5,528	3,499

E. NEW CONSTRUCTION BY ZONING CLASSIFICATION

Units constructed by zoning classification are as follows:

TABLE 5. New Construction by Zoning

DISTRICT	ZONE	BUILDINGS	UNITS
Community Business	C-2	4	16
Redevelopment Area	R.P.-S.B.	1	191
Redevelopment Area	R.P.-S.B.	2	752
Neigh. Commercial	NCD	3	20
Neigh. Commercial	NC-1	3	31
Neigh. Commercial	NC-2	8	37
Neigh. Commercial	NC-3	5	36
Residential Comm.	RC-1	1	2
Residential Comm.	RC-3	1	20
Res. Single Family	RH-1	167	173
Res. Two Units	RH-2	111	216
Res. Three Units	R123	45	128
Apts. Low Density	RM-1	63	179
Apts. Lower Density	RM-2	17	164
Apts. Med. Density	RM-3	2	15
Apts. High Density	RM-4	1	3
Unknown	Unknown	1	28
	TOTAL	435	2,011

F. DEMOLITIONS

Residential demolitions decreased from 95 buildings with 127 units in 1987 to 83 buildings with 104 units in 1988. The number of units approved for demolition dropped to 44 buildings with 52 units.

As shown in Part II tables 17 and 18 San Francisco's Richmond District continues to account for the majority of single and two unit buildings demolished even though the total number of units demolished in the Richmond dropped from 71 units in 1987 to 35 units in 1988. Table 13 shows the Richmond district having a net loss of 14 single family units.

Citywide, a total of 1,279 units have been demolished since 1980 at an average rate of 142 units per year. Private sector activity has accounted for most of this demolition as public sector redevelopment as a matter of policy no longer involves removal of any residential units.

Table 6 below shows that most of the units demolished in 1988 were located in RH-2, RH-3, and RM zoning districts (49% and 27% respectively). 13% of the units demolished were in RH-1 zoning districts.

A study of 41 cases of demolition and new construction in the Richmond district between 1987 and 1988 indicate that for a total of 56 units demolished there were 102 units constructed. That is a gain of two units for every unit demolished. 49% of these cases were in RM-1 zoning, 37% in RH-2, 10% in RH-3, and 1% in RH-1.

TABLE 6. Residential Units Demolished by Zoning Districts
Single and Multi Family Buildings
1988

	Units Demolished		Buildings	Total Units Demolished	
Zoning	Single Fam	Multi Fam	Demolished	Number	Percentage
RH-1	14	0	14	14	13%
RH-2	32	8	36	40	38%
RH-3	6	5	8	11	11%
RM-1	8	13	14	21	20%
RM-2	2	0	2	2	2%
RM-3	0	4	1	4	4%
RM-4	1	0	1	1	1%
RC-3	1	0	1	1	1%
NC	3	0	2	3	3%
NCD	0	4	2	4	4%
C-2	1	2	2	3	3%
TOTAL	68	36	83	104	100%
Percent	65%	35%			

Only three other Bay Area counties issued permits for fewer demolition units. Santa Clara county recorded the most units (217) demolished in 1988. A total of 12,597 units were approved for demolition in California in 1988.

G. CONVERSIONS

Besides new construction and demolition, the San Francisco housing stock gains or loses units as a result of (1) units added to existing buildings by alterations, (2) units lost by mergers of units or removal of illegal units, (3) units gained from the conversion of non-residential uses to residential units, and (4) units lost from the conversion of residential units to non residential commercial uses.

1. Additions.

The number of alterations which result in the addition or the loss of units has increased in recent years. These changes were first reported in 1987. The number of units added to existing buildings increased from 60 units in 1987 to 96 units in 1988. 47 units were added to existing single unit buildings, 21 units were added to existing multi-unit buildings, and 28 units were legalized.

2. Mergers.

The number of units lost by alterations and code enforcement increased from 30 units in 1987 to about 89 units in 1988. 23 buildings were reduced from two to one unit, and 41 units were reduced from multi-unit buildings. In addition, 25 units were eliminated under code abatement.

3. Conversions.

Conversions of industrial to residential use accounted for a gain of 79 live work units; legal conversions of residential to non residential use accounted for a loss of one unit. The number of conversions to nonresidential use have decreased from 1986 when 38 units were approved for conversion. A total of 157 units have been legally converted to non residential uses since 1980.

H. AFFORDABILITY

1. Housing Affordability Definitions.

The Major's Office of Housing has adopted various definitions and terms used to describe housing affordability as follows:

Affordable rental unit: A unit whose rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for San Francisco.

Affordable ownership unit: A unit for which the mortgage payments, property taxes, insurance and association dues equals 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% downpayment and a fix rate 10.75% 30 year loan.

Moderate income: Households with incomes at or below 120% of the HUD median income for San Francisco.

Low income: Households with incomes at or below 80% of the HUD median income for San Francisco.

Very low income: Households with incomes at or below 50% of the HUD median income for San Francisco.

Lower income: Refers to both "very low income" and "low" income households.

Table 7 on page 14 shows the maximum income and housing prices for affordable housing based on 1989 median household incomes as determined by HUD for the San Francisco, Marin, and San Mateo PMSA. The median income in 1989 for a four person household is $44,000, an increase from $42,500 in 1988. The cost of an "affordable unit" depends on the size of the household, size of the unit, and funding program.

Samples prices for affordable projects recently completed or under construction are provided on page 28.

TABLE 7. SAN FRANCISCO 1989 AFFORDABLE HOUSING GUIDELINES*

A. RENTAL HOUSING

	Household Size	Unit Size	Maximum Annual Income	Monthly Rent Payment
Very Low Income (50% of Median)	1	St-1Br	$17,350	$434
	2	1-2 Br	$19,800	$495
	3	2-3 Br	$22,250	$556
	4	3-4 Br	$24,750	$618
	5	4 Br	$26,750	$669
Low Income (80% of Median)	1	St-1Br	$23,800	$595
	2	1-2 Br	$27,200	$680
	3	2-3 Br	$30,600	$765
	4	3-4 Br	$34,000	$850
	5	4 Br	$36,150	$904

B. HOMEOWNERSHIP HOUSING

	Household Size	Unit Size	Maximum Annual Income	Monthly Housing Expenses	Maximum Sales Price
Low Income (80% of Median)	1	St-1Br	$23,800	$654	$55,379
	2	1-2 Br	$27,200	$748	$64,775
	3	2-3 Br	$30,600	$841	$74,072
	4	3-4 Br	$34,000	$935	$83,467
	5	4 Br	$36,125	$993	$89,266
Moderate Income (120% of Median)	1	St-1Br	$36,960	$1,016	$ 91,605
	2	1-2 Br	$42,240	$1,162	$106,159
	3	2-3 Br	$47,520	$1,307	$120,634
	4	3-4 Br	$52,800	$1,452	$135,149
	5	4 Br	$56,100	$1,543	$144,245

* The actual price of any for rent on for ownership unit may vary from these standards depending on the costs and funding unique to each project.

2. **Public Sector Activity.**

1,075 units or 53% of the units completed were units in projects which had some public participation. These are projects constructed with some public assistance from the San Francisco Redevelopment Agency, San Francisco Housing Authority, or the Mayor's Office of Housing. These projects may have been constructed by non-profit or for profit development corporations and may contain a mix of market rate and lower income housing units, or may contain only lower income units. Public assistance may include San Francisco's Community Development Block Grant Program (CDBG), California Housing Finance Agency (CHFA), California Rental Housing Construction Program (RHCP), San Francisco's Mortgage Revenue Bond Program (City Bond), and San Francisco's Office Affordable Housing Production Program (OAHPP).

One third (3,682) of the total 11,178 number of units constructed since 1980 have been constructed in San Francisco Redevelopment areas. 43% of the Redevelopment areas units have been low and moderate income units. In 1988, 941 units (47% of the annual total) were completed in San Francisco Redevelopment areas. Of these about 36% were low and moderate income units.

About 2,820 units are currently under construction in San Francisco Redevelopment areas. 24% of these units are for lower income households, 19% for moderate income households, and 57% are market rate units. These projects include about 1,027 units under construction at the Rincon Point South Beach Redevelopment area, and 1,269 units in the Fillmore Center Redevelopment Area.

3. **Low-Moderate Income Units.**

425 units or 21% of the units completed in 1988 were specifically for low and moderate income households. Projects with an affordable housing component included Bayside Village, South Beach Marina, Potrero Court, and Mendelson House. These and other projects are listed beginning on page 28.

The number of low and moderate income units completed since 1980 and currently under construction are indicated on the following page, Table 8.

TABLE 8. Low and Moderate Income Unit Totals

	Very Low	Low	Moderate*	Market Rate	TOTAL
Units Completed 1980 to 1988	1,463	692	483	8,540	11,178
Percent	13%	6%	4%	77%	100%
Units under Const. (projects with some affordable units)	480	634	608	1,792	3,514
Percent	14%	18%	17%	51%	100%

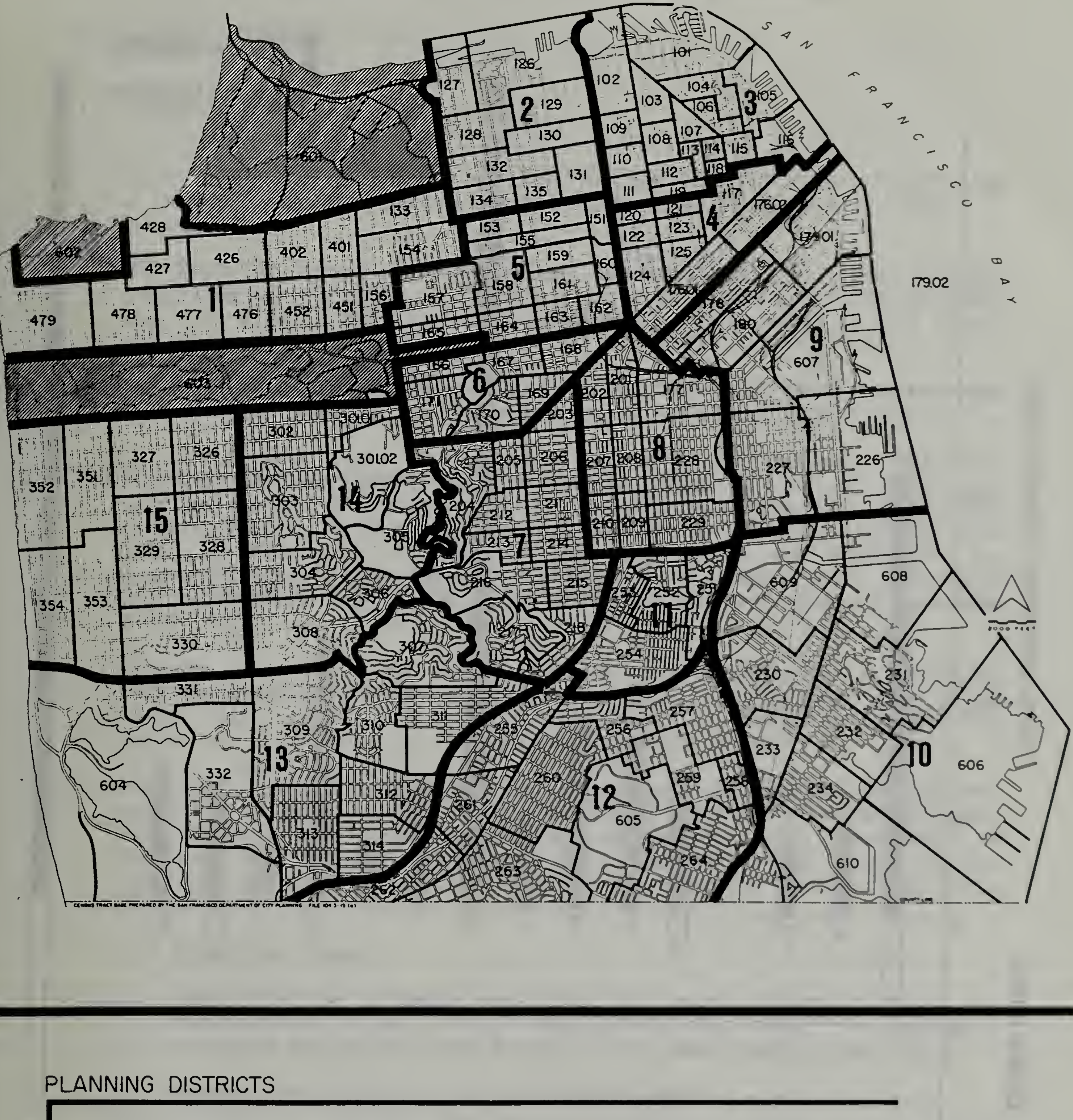
---

* Not including market rate units priced at moderate income levels.

A total of about 2,638 new low-and moderate income housing units have been constructed since 1980, 23% of the 11,178 housing units constructed. Of the low-and moderate units, 76% were rental units, 14% were coop units, and 10% were owner occupant units. 52% of these units were elderly units and about 30% were family units.

Approximately 50% of the new low and moderate income units were constructed by nonprofit housing development corporations. 60% of the total low and moderate units were in San Francisco Redevelopment areas. These percentages add up to more than 100% because some projects are both in a Redevelopment area and be constructed by a nonprofit housing organization.

Currently, there are about 1,210 low and moderate income units under construction in San Francisco Redevelopment areas, and 512 other low and moderate income units under construction by nonprofit and for profit sponsors.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CENSUS TRACT BASE PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING

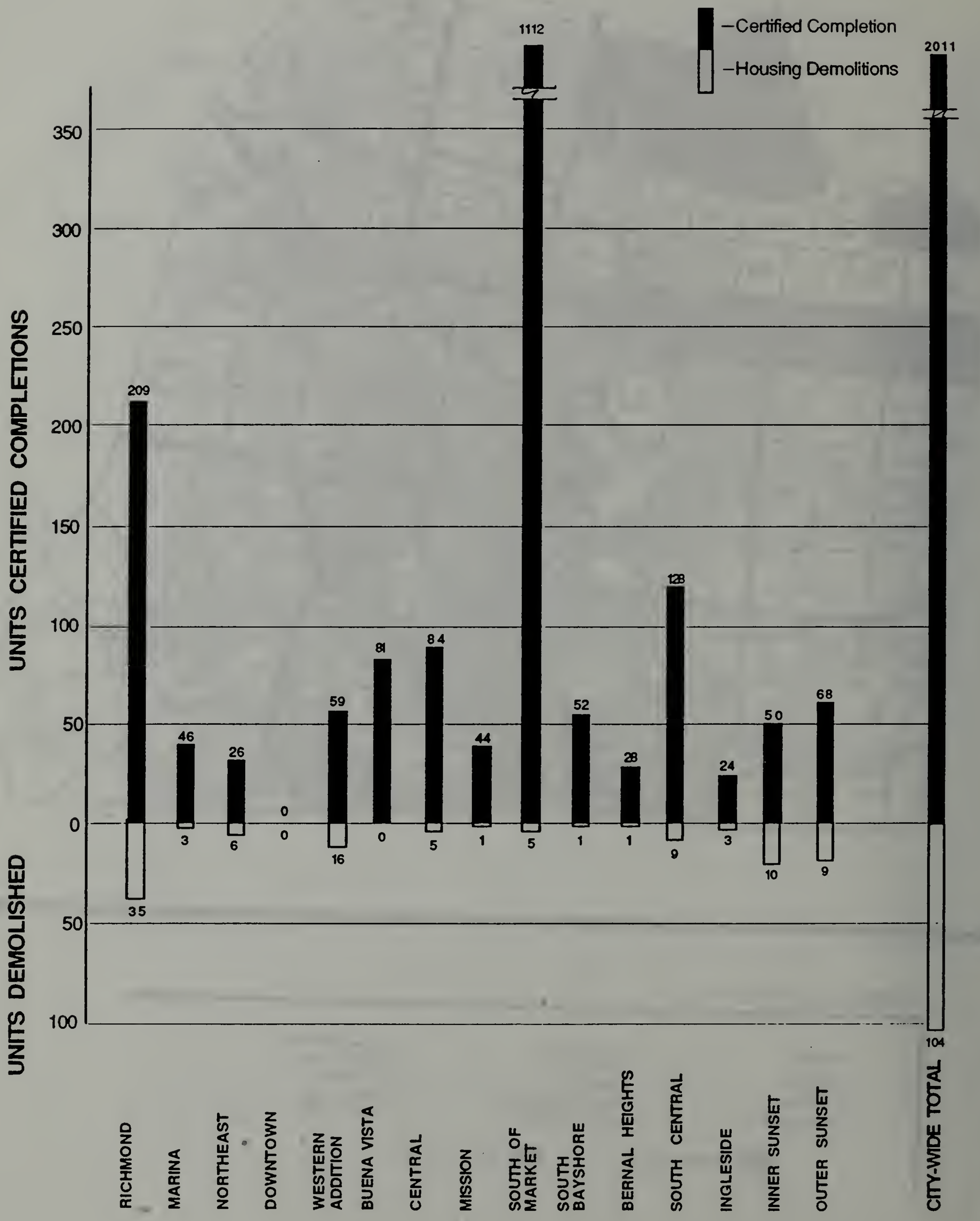
PLANNING DISTRICTS

1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

203 CENSUS TRACTS

▨ SPECIAL AREAS

CHANGES TO THE HOUSING STOCK 1988



NEIGHBORHOOD FINDINGS

I. DISTRICT CHANGES

District changes in housing construction and demolitions are illustrated on page 18. District subtotals are further detailed in Part II, Tables 12 through 18.

The South of Market district gained the most units in 1988 with the completion of: 752 units at Bayside Village and South Beach redevelopment area, 191 elderly units at Folsom and Mabini, and 132 units at 23rd Street and Kansas. This district accounted for 55% of the citywide total.

The Richmond district ranked second in the number of units completed in 1988 with the completion of 209 units and approximately 78 buildings.

As in previous years the Richmond district had the most buildings completed and demolished. The Richmond accounted for most of the 2 to 9 unit buildings completed and most of the buildings demolished. The number of units demolished in the Richmond decreased from 71 units in 1987 to 35 units in 1988. As a result of new construction and demolition the Richmond district experienced a net loss of 14 single family units with the construction of 4 single family units and the demolition of 18 single family units.

Citywide there was a net increase of 125 single family units, resulting from the completion of 191 single family units and the demolition of 66 single family units. (Part II table 13 and 15). Most of the gain in single family units was in the Southern districts of the City.

Table 16 in Part II shows the number of studios, one bedroom, two bedroom, and three or more bedroom units constructed in each planning district. Most of the studios, one bedroom, and two bedroom units constructed in 1988 were in the South of Market district and most of the larger two and three bedroom units were constructed in the Richmond, Central, and South Central districts.

1. Historical Trends.

Table 9 on the following page shows the amount of demolition and new construction in the 15 City subdistricts since 1980. A ranking of one means the district had the most units demolished or constructed.

2. Housing Characteristics by Planning Districts.

Table 10 on page 25 shows the total number of single and multi unit buildings in each of the 15 city subdistricts. This table has been added to this series for the first time this year. The table reports the net housing gain since 1980 and the district's 1980 Census count by building types.

TABLE 9. ANNUAL HOUSING UNITS COMPLETED AND DEMOLISHED BY DISTRICT AREAS 1980-1987

1. RICHMOND

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	209	(2)	35	(1)	174	(2)
1987	178	(3)	71	(1)	107	(3)
1986	147	(3)	70	(1)	77	(5)
1985	134	(4)	44	(1)	90	(8)
1984	156	(2)	19	(2)	137	(2)
1983	149	(4)	44	(2)	105	(4)
1982	61	(3)	17	(1)	44	(3)
1981	124	(2)	37	(4)	87	(2)
1980	223	(1)	33	(1)	190	(1)
TOTAL	1,381		370		1,011	

2. MARINA

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	46	(10)	3	(9)	43	(8)
1987	70	(4)	1	(10)	69	(4)
1986	52	(9)	6	(8)	46	(9)
1985	67	(9)	6	(6)	61	(9)
1984	7	(11)	2	(8)	5	(12)
1983	30	(8)	9	(7)	21	(9)
1982	0	(14)	5	(3)	-5	(15)
1981	48	(3)	39	(3)	9	(12)
1980	1	(13)	10	(5)	4	(13)
TOTAL	334		81		253	

3. NORTHEAST

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	26	(13)	6	(6)	20	(14)
1987	63	(5)	13	(2)	50	(5)
1986	125	(4)	7	(6)	118	(3)
1985	127	(5)	15	(2)	112	(4)
1984	115	(3)	4	(5)	111	(3)
1983	62	(5)	40	(3)	22	(8)
1982	279	(1)	3	(4)	276	(1)
1981	277	(1)	3	(9)	274	(1)
1980	112	(2)	9	(6)	103	(2)
TOTAL	1,186		100		1,086	

4. DOWNTOWN

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	0	(15)	0	(15)	0	(15)
1987	327	(2)	0	(13)	327	(2)
1986	100	(5)	2	(13)	98	(4)
1985	101	(7)	1	(10)	100	(5)
1984	0	(14)	0	(12)	0	(13)
1983	0	(15)	57	(1)	-57	(15)
1982	0	(15)	0	(12)	0	(14)
1981	6	(15)	66	(2)	-60	(15)
1980	54	(7)	0	(14)	54	(7)
TOTAL	588		126		462	

5. WESTERN ADDITION

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	59	97)	16	(2)	43	(9)
1987	603	(1)	8	(4)	595	(1)
1986	70	(7)	9	(5)	61	(7)
1985	463	(1)	4	(8)	459	(1)
1984	264	(1)	24	(1)	240	(1)
1983	485	(1)	20	(5)	465	(1)
1982	11	(11)	0	(13)	11	(11)
1981	12	(14)	67	(1)	-55	(14)
1980	96	(6)	18	(3)	78	(6)
TOTAL	2,063		166		1,897	

6. BUENA VISTA

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	81	(5)	0	(15)	81	(4)
1987	27	(12)	1	(11)	26	(11)
1986	25	(13)	1	(14)	24	(10)
1985	150	(2)	1	(11)	149	(2)
1984	11	(9)	0	(13)	11	(9)
1983	30	(9)	0	(14)	30	(6)
1982	7	(12)	3	(5)	4	(13)
1981	36	(8)	1	(13)	35	(5)
1980	32	(10)	1	(12)	31	(10)
TOTAL	399		8		391	

7. CENTRAL

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	84	(4)	5	(7)	79	(5)
1987	49	(8)	5	(7)	44	(7)
1986	66	(8)	11	(4)	55	(8)
1985	56	(10)	8	(3)	48	(10)
1984	37	(6)	3	(7)	34	(6)
1983	21	(10)	6	(9)	15	(10)
1982	71	(2)	2	(6)	69	(2)
1981	43	(5)	3	(10)	40	(3)
1980	98	(5)	5	(7)	93	(4)
TOTAL	525		48		477	

8. MISSION

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	44	(11)	1	(11)	43	(10)
1987	32	(9)	2	(8)	30	(9)
1986	293	(2)	4	(9)	289	(2)
1985	41	(11)	0	(14)	41	(11)
1984	0	(15)	2	(9)	-2	(15)
1983	154	(3)	3	(10)	151	(3)
1982	32	(4)	1	(8)	31	(4)
1981	43	(6)	25	(6)	18	(8)
1980	107	(3)	4	(9)	103	(3)
TOTAL	746		42		704	

9. SOUTH OF MARKET

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	1,112	(1)	5	(8)	1,107	(1)
1987	22	(13)	2	(9)	20	(13)
1986	423	(1)	4	(10)	419	(1)
1985	102	(6)	5	(7)	97	(6)
1984	71	(4)	10	(3)	61	(4)
1983	19	(11)	24	(4)	-5	(14)
1982	17	(8)	1	(9)	16	(9)
1981	33	(9)	2	(11)	31	(6)
1980	9	(14)	23	(2)	-14	(15)
TOTAL	1,808		76		1,732	

10. SOUTH BAYSHORE

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	52	(8)	1	(12)	51	(7)
1987	13	(14)	1	(12)	12	(14)
1986	78	(6)	3	(12)	75	(6)
1985	92	(8)	1	(12)	91	(7)
1984	42	(5)	0	(14)	42	(5)
1983	333	(2)	16	(6)	317	(2)
1982	27	(5)	1	(10)	26	(5)
1981	17	(11)	1	(14)	16	(10)
1980	15	(12)	1	(13)	14	(12)
TOTAL	669		25		644	

11. BERNAL HEIGHTS

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	28	(12)	1	(13)	27	(12)
1987	7	(15)	0	(14)	7	(15)
1986	23	(14)	0	(15)	23	(11)
1985	5	(15)	1	(13)	4	(15)
1984	6	(13)	0	(15)	6	(11)
1983	10	(13)	1	(13)	9	(12)
1982	17	(9)	0	(14)	17	(8)
1981	27	(10)	1	(15)	26	(7)
1980	28	(11)	5	(8)	23	(11)
TOTAL	151		9		142	

12. SOUTH CENTRAL

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	128	(3)	9	(4)	119	(3)
1987	52	(6)	7	(5)	45	(6)
1986	27	(12)	7	(7)	20	(12)
1985	24	(14)	8	(4)	16	(14)
1984	28	(8)	4	(6)	24	(8)
1983	32	(7)	7	(8)	25	(7)
1982	24	(6)	6	(2)	18	(7)
1981	47	(4)	29	(5)	18	(9)
1980	99	(4)	11	(4)	88	(5)
TOTAL	461		88		373	

13. INGLESIDE

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	24	(14)	3	(10)	21	(13)
1987	28	(11)	0	(15)	28	(10)
1986	18	(15)	4	(11)	14	(13)
1985	146	(3)	0	(15)	146	(3)
1984	7	(12)	7	(4)	0	(14)
1983	15	(12)	0	(15)	15	(11)
1982	15	(10)	2	(7)	13	(10)
1981	41	(7)	4	(8)	37	(4)
1980	41	(9)	0	(15)	41	(9)
TOTAL	335		20		315	

14. INNER SUNSET

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	50	(9)	10	(3)	40	(11)
1987	50	(7)	6	(6)	44	(8)
1986	31	(10)	30	(2)	1	(15)
1985	28	(13)	4	(9)	24	(13)
1984	10	(10)	2	(10)	8	(10)
1983	54	(6)	3	(11)	51	(5)
1982	23	(7)	1	(11)	22	(6)
1981	12	(14)	8	(7)	4	(13)
1980	46	(8)	4	(10)	42	(8)
TOTAL	304		68		236	

15. OUTER SUNSET

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1988	68	(6)	9	(5)	59	(6)
1987	32	(10)	10	(3)	22	(12)
1986	29	(11)	15	(3)	14	(14)
1985	32	(12)	7	(5)	25	(12)
1984	36	(7)	2	(11)	34	(7)
1983	6	(14)	3	(12)	3	(13)
1982	5	(13)	0	(15)	5	(12)
1981	14	(12)	2	(12)	12	(11)
1980	6	(15)	4	(11)	2	(14)
TOTAL	228		52		176	

TABLE 10.

HOUSING CHARACTERISTICS BY PLANNING DISTRICTS
SAN FRANCISCO, 1980 through 1988

DISTRICTS	UNITS BY BUILDING TYPES				
	SINGLE FAMILY	2 TO 4 UNITS	5 TO 9 UNITS	10 OR MORE UNITS	DISTRICT TOTAL
1) RICHMOND					
1980 Census Count	12,012	11,772	4,910	5,547	34,241
1980-1988 Net Increase*	-130	665	80	396	1,011
TOTAL	11,882	12,437	4,990	5,943	35,252
Percent	34%	35%	14%	17%	
2) MARINA					
1980 Census Count	3,400	6,122	3,855	12,997	26,374
1980-1988 Net Increase	42	26	26	174	268
TOTAL	3,442	6,148	3,881	13,171	26,642
Percent	13%	23%	15%	49%	
3) NORTHEAST					
1980 Census Count	1,871	6,483	6,033	19,562	33,949
1980-1988 Net Increase	257	59	120	650	1,086
TOTAL	2,128	6,542	6,153	20,212	35,035
Percent	6%	19%	17%	58%	
4) DOWNTOWN					
1980 Census Count	203	372	434	23,660	24,669
1980-1988 Net Increase	1	5	0	456	462
TOTAL	204	377	434	24,116	25,131
Percent	1%	1%	2%	96%	
5) WESTERN ADDITION					
1980 Census Count	2,602	5,456	3,399	11,881	23,338
1980-1988 Net Increase	-2	140	52	1,707	1,897
TOTAL	2,600	5,596	3,451	13,588	25,235
Percent	10%	22%	14%	54%	

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*New Construction minus demolition

DISTRICTS	UNITS BY BUILDING TYPES				
	SINGLE FAMILY	2 TO 4 UNITS	5 TO 9 UNITS	10 OR MORE UNITS	DISTRICT TOTAL
6) BUENA VISTA					
1980 Census Count	2,256	6,408	3,205	3,903	15,772
1980-1988 Net Increase	71	159	25	136	391
TOTAL	2,327	6,567	3,230	4,039	16,163
Percent	14%	41%	20%	25%	
7) CENTRAL					
1980 Census Count	9,055	8,680	2,933	4,435	25,103
1980-1988 Net Increase	74	206	51	146	477
TOTAL	9,129	8,886	2,984	4,581	25,580
Percent	36%	34%	12%	18%	
8) MISSION					
1980 Census Count	3,304	7,460	4,132	6,423	21,319
1980-1988 Net Increase	54	74	53	523	704
TOTAL	3,358	7,534	4,185	6,946	22,023
Percent	15%	34%	19%	32%	
9) SOUTH OF MARKET					
1980 Census Count	1,937	2,199	697	2,157	6,990
1980-1988 Net Increase	75	119	-7	1,545	1,732
TOTAL	2,012	2,318	690	3,702	8,722
Percent	27%	30%	9%	34%	
10) SOUTH BAYSHORE					
1980 Census Count	5,519	1,258	498	147	7,422
1980-1988 Net Increase	264	55	150	175	644
TOTAL	5,783	1,313	648	322	8,066
Percent	72%	16%	8%	4%	
11) BERNAL HEIGHTS					
1980 Census Count	5,195	2,582	436	290	8,503
1980-1988 Net Increase	51	67	8	16	142
TOTAL	5,246	2,649	444	306	8,645
Percent	60%	29%	6%	5%	
12) SOUTH CENTRAL					
1980 Census Count	18,883	2,403	897	1,459	23,642
1980-1988 Net Increase	202	26	57	88	373
TOTAL	19,085	2,429	954	1,547	24,015
Percent	80%	10%	4%	6%	

DISTRICTS	SINGLE FAMILY	2 TO 4 UNITS	5 TO 9 UNITS	10 OR MORE UNITS	DISTRICT TOTAL
	UNITS BY BUILDING TYPES				
13) INGLESIDE					
1980 Census Count	15,916	1,383	470	3,738	21,507
1980-1988 Net Increase	89	77	59	90	315
TOTAL	16,005	1,460	529	3,828	21,822
Percent	73%	7%	2%	18%	
14) INNER SUNSET					
1980 Census Count	9,664	3,768	1,526	2,509	17,467
1980-1988 Net Increase	55	118	29	34	236
TOTAL	9,719	3,886	1,555	2,543	17,703
Percent	55%	22%	9%	14%	
15) OUTER SUNSET					
1980 Census Count	18,377	3,601	1,496	1,045	24,519
1980-1988 Net Increase	8	123	30	15	176
TOTAL	18,385	3,724	1,526	1,060	24,695
Percent	75%	15%	6%	4%	
GRAND TOTAL	111,305	71,866	35,654	105,904	324,729**
Percent	34%	22%	.1%	33%	

** This figure is slightly less than the housing stock total reported in Part II table 2 of this report because of differences in the 1980 census base due to the month in which accounting begins.

J. SURVEY OF MAJOR NEW RESIDENTIAL PROJECTS*

PROJECTS UNDER CONSTRUCTION / OR COMPLETED IN 1988

Project Name/Address	Total Units	# Lower Inc. Units	Unit Mix		Rental/Sales Estimates	Tenure	Comments
1. South Beach	414	(82)	205	1 Bed	$840-1500	Rental	20% low income units
1st and Brannan			209	2 Bed	$1,400-2,000		SFRA area
							(189 units compl. in 88)
2. Bayside Village	868	(174)	233	Studio	$650-800	Rental	20% low income units
1st and Brannan			307	1 Bed	$750-1,000		SFRA area
			328	2 Bed	$900-1,140		(563 units compl. in 88)
4. Potrero Court	138	(27)	40	Studio	$650	Rental	20% low inc. units @ $335-760
23nd St.			36	1 Bed	to $1,350		For profit sponsor
			42	2 Bed			(Completed in 88)
5. Mendelsohn House		(191)	99	Studio	$205	Rental	All very low income units
Folsom at Mabini			91	1 Bed	$310	Elderly	Non-profit sponsor/SFRA
			1	2 Bed			(Completed in 88)
6. Rincon Center	320	(120)	104	Studio	$900	Rental	20% low income units
Mission & Spear			164	1 Bed	$1,100		20% moderate income units
			52	2 Bed	$1,200		SFRA area
7. 300 Third St. and	233		36	Studio	NA	Rental	All market rate
Folsom			115	1 Bed			SFRA area
			82	2-3 Beds			
8. 201 Harrison	287			NA		Rental	
9. 623 Geary at Jones	163		44	Studio	$605 690	Rental	
			78	1 BedJR	$795 965		
			48	2 Bed			

PROJECTS UNDER CONSTRUCTION

Project Name/Address	Total Units	# Lower Inc. Units	Unit Mix	Rental/Sales Estimates	Tenure	Comments
10. 1755 Geary Blvd.	156	(31)	28 Studio 66 1 Bed 57 2 Bed 5 3 Bed	$695 $850 $1,090 $1,350	Rental	20% low income units SFRA area
11. Fillmore Center Turk and Fillmore	1,113	(223)	311 Studio 427 1 Bed 343 2 Bed 32 3 Bed	$695 $850 $1,090 $1,350	Rental	20% low income units SFRA area
12. Metro Place 737 Post St.	255	(84)	148 Studio 66 1 Bed 41 2 Bed	$790-1,000 $986-1,500 $1,250-3,000	Rental	33% low income units For profit sponsor
13. Morgan Heights 600 Earl	63	(63)	36 2 Bed 27 3 Bed	$99,000 $108,000	Condos Family	Low or moderate income Non-profit sponsor/SFRA
14. Coleridge Park 3333 Mission Street	49	(49)	2 Studio 43 1 Bed 4 2 Bed	$350 to $575	Rental Elderly	All very low income units Non-profit sponsor
15. 483 Valencia	20	(20)	1 1 Bed 2 2 Bed 17 3 Bed	NA	Rental Family	All very low income units Non-profit sponsor
16. 2155 Mission	47	(18)	4 Studio 11 1 Bed 16 2 Bed 8 3 Bed	NA	Rental Family	40% low income units Non-profit sponsor
17. Delancey Street 1st @ Embarcadero	177	(177)	177 2 Bed	NA	Rental	All program user units Non-profit sponsor/SFRA
18. 926 Fillmore	25	(25)	7 Studio 18 1 Bed	Very Low Income	Rental for Handicapped	All low income units Non-profit sponsor

PROJECTS UNDER CONSTRUCTION

Project Name/Address	Total Units	# Lower Inc. Units	Unit Mix	Rental/Sales Estimates	Tenure	Comments
19. Poly High 701 Frederic	114	(114)	16 1 Bed 26 2 Bed 28 3 Bed 44 4 Bed	$99,000 $99,000-$130,000 $99,000-$139,000 $99,000-140,000	Condos	All low or moderate income units Non-profit sponsor
20. Plaza West 1123 Pierce Street	203	(203)	78 2 Bed 114 3 Bed 11 4 Bed	$350-500	Family Rental	Very low income units Housing Authority sponsor
21. Bayside Senior Housing Broadway and Powell	31	(31)	31 Studio	Very Low Income	Rental Senior	Very low income units Non-profit sponsor
22. Hill Bros Folsom & Spear	85		85 2-3 Beds.	Luxury units	Condos	
23. 959 Powell & Sacramento	93		12 Studio 41 1 Bed 39 2 Bed	Market Rate	Condos Rental	
24. 340 Post & Sutter	185		40 Studio 120 1 Bed	Market Rate		
25. 1150 Sacramento	29			Market Rate	Condos	
26. 1380 Greenwich/Polk	33			Market Rate	Condos	
SURVEY PROJECTS** UNITS UNDER CONSTRUCTION	4,209	1,266				

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* Information on unit prices, tenure, and status of a project may change over time.
SFRA = projects in San Francisco Redevelopment Agency areas.

** This total does not include units completed in 1988.

PROJECTS APPROVED/PLANNED

Project Name/Address	Total Units	# Lower Inc. Units	Unit Mix		Rental/Sales Estimates	Tenure	Comments
1. Rincon Hill Plaza 300 Beale & Harrison	200		58 85 57 25	Studio 1 Bed 2 Bed 2 Bed	$750-785 $920-1156 $1,010-1,575	Rental	12% moderate income units For-profit sponsor
6. Lombard Plaza 111 Chestnut	282		23 31 157 71	Studio 1 BedJR 1 Bed 2 Bed	Market Rate	Rental/ Condos	118 Elderly rental 164 Condos
7. Ocean Beach Estates Great Highway	110		4 106	2 Bed 3 Bed	Market Rate for Sale	3-story Flats	
8. Pineview Broadway & Mason	70	(70)	63 7	Studio 1 Bed	$150 to $300	Rental Elderly	Very low income units Non-profit sponsor
9. I Hotel Kearny & Columbus	126	(126)		Studio	$223-$235	Rental Elderly	Very low income units Non-profit sponsor
10. 1340 Golden Gate	140					Apts.	Project Approved
11. 1570 Eddy Street	191					Apts.	Project Approved
12. 1450 Post	162					Apts.	Project Approved
SURVEY PROJECTS UNITS APPROVED/PLANNED	1,281	196					

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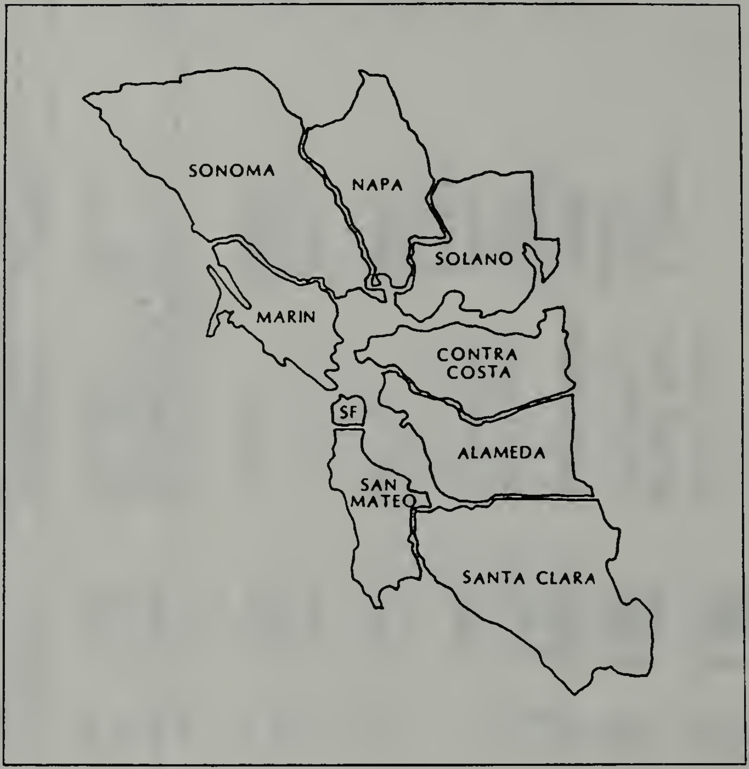
* Information on unit prices, tenure, and status of a project may change over time.

REGIONAL PERSPECTIVE

K. BAY AREA NINE COUNTY REGION

BAY AREA NINE COUNTY REGION


SONOMA
NAPA
SOLANO
MARIN
CONTRA COSTA
SF
ALAMEDA
SAN MATEO
SANTA CLARA

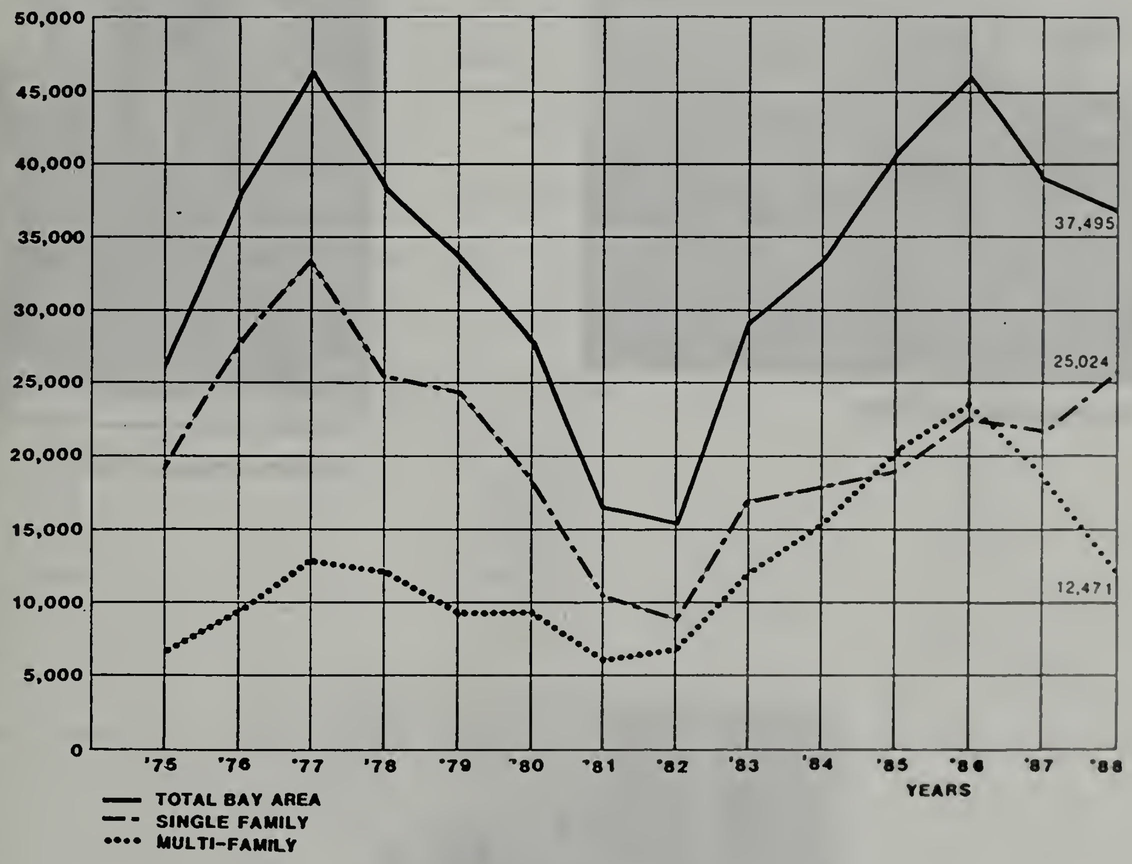
Counties	Units Authorized - 1988	Percent
1. Contra Costa	8,024	21%
1. Alameda	6,495	17%
3. Santa Clara	6,490	17%
4. Solano	5,155	14%
5. Sonoma	4,674	12%
6. San Mateo	2,419	6%
7. San Francisco	**2,148**	**6%**
8. Marin	1,333	4%
9. Napa	974	3%
TOTAL	37,712	100%

As shown in the chart below, units authorized for construction in the Bay Area have declined from a high of 45,702 units in 1986 to 37,712 in 1988.

Alameda, Contra Costa, and Santa Clara counties account for 55% of the units authorized for construction, and San Francisco, Marin, and Napa account for 13% of the Bay Area total housing production.

Single family housing production increased from 54% in 1987 to 66% in 1988 of the total number of units authorized for construction in the 9 county Bay Area.

CHART 4. Bay Area Housing Trends 1975-1988



PART II. DATA TABLES

1398 Valencia (26 units)

358-22nd Avenue (3 units)

113 Elsie (1 unit)

TABLE 1

Net Change in Housing Structures and Units, 1988

Structure Type (No. of Units)	No. of Structures	No. of Units
Single Family	125	125
Two Units	117	234
Three Units	76	228
Four Units	10	40
5-9 Units	12	83
10-19 Units	6	76
20 or More	6	1121
Total	352	1907

TABLE 2

San Francisco Housing Stock, December, 1988

Structure Type (No. of Units)	No. of Units	Per Cent
Single Family	110898	34.0
Two Units	36428	11.2
3 to 4 Units	35357	10.9
5 to 9 Units	36851	11.3
10 or More	106182	32.6
Total	325716	100.0

TABLE 3

Housing Units Certified Complete, 1988
by Structure Type

Structure Type	...Structures... Number	PerCent	.....Units...... Number	PerCent
Single Family	191	43.9	191	9.5
Two Units	131	30.1	262	13.0
Three Units	78	17.9	234	11.6
Four Units	11	2.5	44	2.2
5-9 Units	12	2.8	83	4.1
10-19 Units	6	1.4	76	3.8
20 or More	6	1.4	1121	55.7
Total	435	100.0	2011	100.0

TABLE 4

Housing Units Certified Complete 1988
by Number of Bedrooms

Bedroom Type	All Units	PerCent
Studio	261	13.0
One Bedroom	463	23.0
Two Bedrooms	623	31.0
Three Bedrooms	311	15.5
Four or More	156	7.8
Not Known	197	9.6
Total	2011	100.0

TABLE 5

Private and Public Sector Share of Completed Units, 1988

	Number of Units	PerCent	Estimated $ Costs	PerCent
Private Sector	920	45.7	101289675	51.1
Public Sector	1091	54.3	96990000	48.9
Redevelopment Agcy	1091	54.3	96990000	48.9
Housing Authority	0	0.0	0	0.0
Nonprofit Sponsor	**(189)***	**(9.0)**	0	0.0
MOHED	0	0.0	0	0.0
Citywide Total	2011	100.0	198279675	100.0

***Included in S. F. R. A. Total**

TABLE 6

Number of Housing Units Authorized by Building Permit San Francisco and the Bay Area, by County 1988

County	Single Family	Multi Family	Total	% Single Family of Total
Alameda	3810	2685	6495	58.7
Contra Costa	5853	2171	8024	72.9
Marin	944	389	1333	70.8
Napa	859	115	974	88.2
San Francisco	157	1774	1931**	8.1
San Mateo	1430	989	2419	59.1
Santa Clara	3690	2800	6490	56.9
Solano	4423	732	5155	85.8
Sonoma	3858	816	4674	82.5
Total	25024	12471	37495	66.7

**** Does not include 217 units of Public Housing.**

TABLE 7

Number of Housing Units Authorized by Building Permit
San Francisco and the Bay Area, by County 1988

	1988	1987	1986	1985	1984	1983	1982	1981	1980
Total Bay Area	37495	39969	45702	40502	33295	29126	15412	16576	27852
Total Bay Area Minus San Francisco	35564	37527	43665	39023	31982	27959	14197	15334	26650
Total San Francisco	1931*	2442	2037	1479	1313	1167	1215	1242	1202
Multi Family Bay Area minus San Francisco	10697	16098	21538	20259	14312	11038	5535	5003	8495
Multi Family San Francisco	1774	2287	1898	1306	904	1011	1065	1159	1012
Single Family Bay Area minus San Francisco	24867	21429	22127	18764	17670	16921	8662	10331	18155
Single Family San Francisco	157	155	139	173	409	156	150	83	190

*Does not include 217 units of Public Housing.

TABLE 8

Housing Unit Demolitions 1988

Structure Type	...Structures...		.....Units......	
	Number	PerCent	Number	PerCent
Single Family	66	79.5	66	63.5
Two Units	14	16.9	28	26.9
Three Units	2	2.4	6	5.8
Four Units	1	1.2	4	3.8
5-9 Units	0	0.0	0	0.0
10-19 Units	0	0.0	0	0.0
20 or More	0	0.0	0	0.0
Total	83	100.0	104	100.0

TABLE 12
Net Change in Housing Units
Districts in Rank Order
San Francisco, 1988

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	9	South of Market	1107	58.0
2	1	Richmond	174	9.1
3	12	South Central	119	6.2
4	6	Buena Vista	81	4.2
5	7	Central	79	4.1
6	15	Outer Sunset	59	3.1
7	10	South Bayshore	51	2.7
8	2	Marina	43	2.3
9	5	Western Addition	43	2.3
10	8	Mission	43	2.3
11	14	Inner Sunset	40	2.1
12	11	Bernal Heights	27	1.4
13	13	Ingleside	21	1.1
14	3	Northeast	20	1.0
15	4	Downtown	0	0.0
Total			1907	

TABLE 13
Net Change in Housing Units
Districts in Rank Order by Structure Type
San Francisco, 1988

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Bayshore	47	Richmond	158	Richmond	19	South Central	38	South of Market	1075
2	South Central	44	Buena Vista	70	Northeast	15	Bernal Heights	16	Mission	26
3	Central	14	Central	54	Marina	14	Richmond	11	Marina	20
4	Buena Vista	11	Western Addition	46	Outer Sunset	12	Central	11	Richmond	0
5	Inner Sunset	10	Outer Sunset	37	South of Market	8	Marina	0	Northeast	0
6	Outer Sunset	10	Inner Sunset	30	South Central	8	Northeast	0	Downtown	0
7	Bernal Heights	7	South Central	29	Ingleside	7	Downtown	0	Western Addition	0
8	Ingleside	6	South of Market	28	Downtown	0	Western Addition	0	Buena Vista	0
9	Marina	1	Mission	17	Western Addition	0	Buena Vista	0	Central	0
10	Downtown	0	Northeast	9	Buena Vista	0	Mission	0	South Bayshore	0
11	Mission	0	Marina	8	Central	0	South of Market	0	Bernal Heights	0
12	Western Addition	-3	Ingleside	8	Mission	0	South Bayshore	0	South Central	0
13	Northeast	-4	South Bayshore	4	South Bayshore	0	Ingleside	0	Ingleside	0
14	South of Market	-4	Bernal Heights	4	Bernal Heights	0	Inner Sunset	0	Inner Sunset	0
15	Richmond	-14	Downtown	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		125		502		83		76		1121

TABLE 14
Housing Units Certified Complete
Districts in Rank Order
San Francisco, 1988

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	9	South of Market	1112	55.3
2	1	Richmond	209	10.4
3	12	South Central	128	6.4
4	7	Central	84	4.2
5	6	Buena Vista	81	4.0
6	15	Outer Sunset	68	3.4
7	5	Western Addition	59	2.9
8	10	South Bayshore	52	2.6
9	14	Inner Sunset	50	2.5
10	2	Marina	46	2.3
11	8	Mission	44	2.2
12	11	Bernal Heights	28	1.4
13	3	Northeast	26	1.3
14	13	Ingleside	24	1.2
15	4	Downtown	0	0.0
Total			2011	

TABLE 15
Housing Units Completed
Districts in Rank Order by Structure Type
San Francisco, 1988

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
ank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	53	Richmond	175	Richmond	19	South Central	38	South of Market	1075
2	South Bayshore	48	Buena Vista	70	Northeast	15	Bernal Heights	16	Mission	26
3	Outer Sunset	19	Western Addition	59	Marina	14	Richmond	11	Marina	20
4	Central	17	Central	56	Outer Sunset	12	Central	11	Richmond	0
5	Inner Sunset	16	Outer Sunset	37	South of Market	8	Marina	0	Northeast	0
6	Buena Vista	11	Inner Sunset	34	South Central	8	Northeast	0	Downtown	0
7	Ingleside	9	South Central	29	Ingleside	7	Downtown	0	Western Addition	0
8	Bernal Heights	8	South of Market	28	Downtown	0	Western Addition	0	Buena Vista	0
9	Richmond	4	Mission	17	Western Addition	0	Buena Vista	0	Central	0
10	Marina	4	Northeast	11	Buena Vista	0	Mission	0	South Bayshore	0
11	Mission	1	Marina	8	Central	0	South of Market	0	Bernal Heights	0
12	South of Market	1	Ingleside	8	Mission	0	South Bayshore	0	South Central	0
13	Northeast	0	South Bayshore	4	South Bayshore	0	Ingleside	0	Ingleside	0
14	Downtown	0	Bernal Heights	4	Bernal Heights	0	Inner Sunset	0	Inner Sunset	0
15	Western Addition	0	Downtown	0	Inner Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		191		540		83		76		1121

TABLE 16
Bedroom Size of Completed Units
Districts in Rank Order by Bedroom Size
San Francisco, 1988

	Bedroom Type									
	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South of Market	251	South of Market	390	South of Market	331	Richmond	84	Richmond	30
2	South Central	5	Mission	27	Richmond	74	Central	40	South Central	29
3	Buena Vista	4	Marina	13	Buena Vista	43	South Central	38	South Bayshore	23
4	Central	1	Buena Vista	7	Western Addition	30	Outer Sunset	31	Inner Sunset	20
5	Richmond	0	Richmond	6	South Central	29	South Bayshore	24	Outer Sunset	19
6	Marina	0	Western Addition	6	Marina	25	Inner Sunset	23	Central	11
7	Northeast	0	Northeast	5	Central	23	Western Addition	19	Buena Vista	7
8	Downtown	0	Central	3	Outer Sunset	18	Bernal Heights	12	Ingleside	6
9	Western Addition	0	South Bayshore	2	Bernal Heights	16	Buena Vista	11	Mission	3
10	Mission	0	Bernal Heights	2	Northeast	15	Ingleside	8	Marina	2
11	South Bayshore	0	South Central	1	Ingleside	7	South of Market	7	Northeast	2
12	Bernal Heights	0	Inner Sunset	1	Inner Sunset	6	Marina	6	Western Addition	2
13	Ingleside	0	Downtown	0	Mission	5	Mission	6	South of Market	1
14	Inner Sunset	0	Ingleside	0	South Bayshore	1	Northeast	2	Bernal Heights	1
15	Outer Sunset	0	Outer Sunset	0	Downtown	0	Downtown	0	Downtown	0
Total		261		463		623		311		156

TABLE 17
Housing Units Demolished
Districts in Rank Order
San Francisco, 1988

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	1	Richmond	35	33.7
2	5	Western Addition	16	15.4
3	14	Inner Sunset	10	9.6
4	12	South Central	9	8.7
5	15	Outer Sunset	9	8.7
6	3	Northeast	6	5.8
7	7	Central	5	4.8
8	9	South of Market	5	4.8
9	2	Marina	3	2.9
10	13	Ingleside	3	2.9
11	8	Mission	1	1.0
12	10	South Bayshore	1	1.0
13	11	Bernal Heights	1	1.0
14	4	Downtown	0	0.0
15	6	Buena Vista	0	0.0
Total			104	

TABLE 18
Housing Units Demolished
Districts in Rank Order by Structure Type
San Francisco, 1988

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	18	Richmond	17	Richmond	0	Richmond	0	Richmond	0
2	South Central	9	Western Addition	13	Marina	0	Marina	0	Marina	0
3	Outer Sunset	9	Inner Sunset	4	Northeast	0	Northeast	0	Northeast	0
4	Inner Sunset	6	Northeast	2	Downtown	0	Downtown	0	Downtown	0
5	South of Market	5	Central	2	Western Addition	0	Western Addition	0	Western Addition	0
6	Northeast	4	Marina	0	Buena Vista	0	Buena Vista	0	Buena Vista	0
7	Marina	3	Downtown	0	Central	0	Central	0	Central	0
8	Western Addition	3	Buena Vista	0	Mission	0	Mission	0	Mission	0
9	Central	3	Mission	0	South of Market	0	South of Market	0	South of Market	0
10	Ingleside	3	South of Market	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
11	Mission	1	South Bayshore	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	South Bayshore	1	Bernal Heights	0	South Central	0	South Central	0	South Central	0
13	Bernal Heights	1	South Central	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Downtown	0	Ingleside	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Buena Vista	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		66		38		0		0		0

TABLE 19
Planning District Trends, 1980 1988

Planning District	Completions Number	Completions %	Demolitions Number	Demolitions %	Net Change
1 Richmond	1366	12.2	364	32.2	1002
2 Marina	371	3.3	77	6.8	294
3 Northeast	1251	11.1	75	6.6	1176
4 Downtown	689	6.1	70	6.2	619
5 Western Addition	2041	18.2	150	13.3	1891
6 Buena Vista	383	3.4	6	.5	377
7 Central	560	5.0	48	4.2	512
8 Mission	633	5.6	38	3.4	595
9 South of Market	1923	17.1	57	5.0	1866
10 South Bayshore	428	3.8	9	.8	419
11 Bernal Heights	146	1.3	9	.8	137
12 South Central	453	4.0	87	7.7	366
13 Ingleside	466	4.1	19	1.7	447
14 Inner Sunset	278	2.5	68	6.0	210
15 Outer Sunset	254	2.3	53	4.7	201
Total	11242	100.0	1130	100.0	10112

Table 19A

Annual Net Change for Planning Districts 1978- 1988											
Planning District	Annual Net Change										
	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978
Richmond	174	107	77	90	137	105	44	87	190	53	92
Marina	43	69	46	61	5	21	-5	9	4	13	35
Northeast	20	50	118	112	111	22	276	274	103	66	217
Downtown	0	327	98	100	0	-57	0	-60	54	-6	0
Western Addition	43	595	61	459	240	465	11	-55	78	285	197
Buena Vista	81	26	24	149	11	30	4	35	31	11	3
Central	79	44	55	48	34	15	69	40	93	201	58
Mission	43	30	289	41	-2	151	31	18	103	59	44
South of Market	1107	20	419	97	61	-5	16	31	-14	271	35
South Bayshore	51	12	75	91	42	317	26	16	14	34	235
Bernal Heights	27	7	23	4	6	9	17	26	23	22	33
South Central	119	45	20	16	24	25	18	18	88	135	95
Ingleside	21	28	14	146	0	15	13	37	41	84	51
Inner Sunset	40	44	1	24	8	51	22	4	42	159	80
Outer Sunset	59	22	14	25	34	3	5	12	2	15	26
Total	1907	1426	1334	1463	711	1167	547	492	852	1402	1201

Table 19b

Citywide Annual Housing Completions, Demolitions & Net Change 1970- 1988			
Year	Completions	Demolition	Net Change
1988	2011	104	1907
1987	1553	127	1426
1986	1507	173	1334
1985	1568	105	1463
1984	790	79	711
1983	1400	233	1167
1982	589	42	547
1981	780	288	792
1980	980	128	852
1979	1516	114	1402
1978	1375	174	1201
1977	1616	136	1480
1976	1480	707	773
1975	2495	439	2056
1974	2454	774	1680
1973	1578	925	653
1972	1713	863	850
1971	1497	557	840
1970	990	730	260
70-88 Cumulative Count	27,892	6698	21394

TABLE 20
Condominium Units Certified Complete
Districts in Rank Order
San Francisco, 1988

Rank	Dist. No.	Dist. Name	No. Units	PerCent
1	9	South of Market	714	89.8
2	6	Buena Vista	21	2.6
3	1	Richmond	18	2.3
4	3	Northeast	17	2.1
5	7	Central	9	1.1
6	5	Western Addition	8	1.0
7	2	Marina	6	.8
8	12	South Central	2	.3
9	4	Downtown	0	0.0
10	8	Mission	0	0.0
11	10	South Bayshore	0	0.0
12	11	Bernal Heights	0	0.0
13	13	Ingleside	0	0.0
14	14	Inner Sunset	0	0.0
15	15	Outer Sunset	0	0.0
Total			795	

TABLE 21
Condominium Units Certified Complete
Districts in Rank Order by Structure Type
San Francisco, 1988

	Structure Type									
	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Buena Vista	9	Buena Vista	12	Northeast	15	Richmond	0	South of Market	695
2	Richmond	1	South of Market	11	South of Market	8	Marina	0	Richmond	0
3	Marina	0	Richmond	10	Richmond	7	Northeast	0	Marina	0
4	Northeast	0	Central	9	Marina	0	Downtown	0	Northeast	0
5	Downtown	0	Western Addition	8	Downtown	0	Western Addition	0	Downtown	0
6	Western Addition	0	Marina	6	Western Addition	0	Buena Vista	0	Western Addition	0
7	Central	0	Northeast	2	Buena Vista	0	Central	0	Buena Vista	0
8	Mission	0	South Central	2	Central	0	Mission	0	Central	0
9	South of Market	0	Downtown	0	Mission	0	South of Market	0	Mission	0
10	South Bayshore	0	Mission	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
11	Bernal Heights	0	South Bayshore	0	Bernal Heights	0	Bernal Heights	0	Bernal Heights	0
12	South Central	0	Bernal Heights	0	South Central	0	South Central	0	South Central	0
13	Ingleside	0	Ingleside	0	Ingleside	0	Ingleside	0	Ingleside	0
14	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0	Inner Sunset	0
15	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0	Outer Sunset	0
Total		10		60		30		0		695

APPENDIX TABLE

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1988
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	-2	-2	1	2	0	0	0	0	0	0	0	0	0	0	-1	0
104	-1	-1	0	0	1	3	0	0	0	0	0	0	0	0	0	2
108	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
109	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
110	0	0	1	2	0	0	0	0	1	9	0	0	0	0	2	11
111	0	0	-1	-2	0	0	0	0	1	6	0	0	0	0	0	4
128	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
129	-1	-1	1	2	0	0	0	0	0	0	0	0	0	0	0	1
130	0	0	0	0	1	3	0	0	1	9	0	0	1	20	3	32
132	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
133	2	2	0	0	0	0	0	0	0	0	1	11	0	0	3	13
134	-1	-1	0	0	1	3	0	0	1	5	0	0	0	0	1	7
152	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
154	-1	-1	1	2	1	3	0	0	0	0	0	0	0	0	1	4
155	0	0	0	0	0	0	-1	-4	0	0	0	0	0	0	-1	-4
156	-1	-1	0	0	1	3	0	0	0	0	0	0	0	0	0	2
157	-2	-2	0	0	4	12	0	0	0	0	0	0	0	0	2	10
158	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
161	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
164	0	0	0	0	5	15	0	0	0	0	0	0	0	0	5	15
165	0	0	0	0	5	15	0	0	0	0	0	0	0	0	5	15
167	0	0	0	0	2	6	1	4	0	0	0	0	0	0	3	10
168	10	10	5	10	6	18	2	8	0	0	0	0	0	0	23	46
170	0	0	9	18	0	0	1	4	0	0	0	0	0	0	10	22
171	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
178	0	0	0	0	0	0	0	0	0	0	0	0	1	191	1	191
17901	0	0	0	0	0	0	0	0	0	0	0	0	2	752	2	752
202	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
203	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
204	3	3	6	12	2	6	0	0	0	0	1	11	0	0	12	32
205	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
206	2	2	5	10	0	0	0	0	0	0	0	0	0	0	7	12
207	0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	7
208	-1	-1	0	0	1	3	0	0	0	0	0	0	0	0	0	2
210	0	0	0	0	0	0	0	0	0	0	0	0	1	26	1	26
211	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
213	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
214	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
215	-1	-1	1	2	1	3	0	0	0	0	0	0	0	0	1	4
216	1	1	6	12	0	0	0	0	0	0	0	0	0	0	7	13
217	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
218	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
227	-4	-4	11	22	2	6	0	0	1	8	0	0	1	132	11	164

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1988
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
229	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
230	2	2	2	4	0	0	0	0	0	0	0	0	0	0	4	6
231	21	21	0	0	0	0	0	0	0	0	0	0	0	0	21	21
232	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
233	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
234	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
251	4	4	1	2	0	0	0	0	0	0	0	0	0	0	5	6
252	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
254	-1	-1	1	2	0	0	0	0	0	0	1	16	0	0	1	17
255	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
258	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
259	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
260	4	4	6	12	0	0	0	0	1	8	0	0	0	0	11	24
261	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
262	9	9	1	2	0	0	0	0	0	0	0	0	0	0	10	11
263	0	0	5	10	0	0	0	0	0	0	3	36	0	0	8	46
264	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
30101	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
30102	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
302	-3	-3	1	2	2	6	1	4	0	0	0	0	0	0	1	9
303	0	0	8	16	0	0	0	0	0	0	0	0	0	0	8	16
304	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
305	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
306	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
307	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
312	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
313	5	5	1	2	0	0	0	0	0	0	0	0	0	0	6	7
314	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
326	-4	-4	8	16	3	9	0	0	0	0	0	0	0	0	7	21
328	0	0	0	0	0	0	1	4	1	6	0	0	0	0	2	10
330	1	1	0	0	0	0	0	0	1	6	0	0	0	0	2	7
351	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
352	-2	-2	3	6	0	0	0	0	0	0	0	0	0	0	1	4
353	15	15	0	0	0	0	0	0	0	0	0	0	0	0	15	15
401	-1	-1	-1	-2	11	33	2	8	0	0	0	0	0	0	11	38
402	0	0	0	0	1	3	1	4	0	0	0	0	0	0	2	7
426	-1	-1	5	10	2	6	0	0	1	6	0	0	0	0	7	21
427	-5	-5	4	8	9	27	1	4	0	0	0	0	0	0	9	34
451	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
452	-1	-1	2	4	2	6	0	0	0	0	0	0	0	0	3	9
476	-1	-1	-2	-4	2	6	0	0	1	6	0	0	0	0	0	7
477	-3	-3	5	10	2	6	0	0	0	0	0	0	0	0	4	13

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1988
Page 3

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
478	-3	-3	5	10	2	6	0	0	0	0	0	0	0	0	4	13
479	0	0	0	0	1	3	0	0	1	7	0	0	0	0	2	10
610	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
TOTALS	125	125	117	234	76	228	10	40	12	83	6	76	6	1121	352	1907

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1988
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
104	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
108	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
110	0	0	1	2	0	0	0	0	1	9	0	0	0	0	2	11
111	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
128	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
129	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
130	0	0	0	0	1	3	0	0	1	9	0	0	1	20	3	32
132	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
133	2	2	0	0	0	0	0	0	0	0	1	11	0	0	3	13
134	0	0	0	0	1	3	0	0	1	5	0	0	0	0	2	8
154	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
156	0	0	1	2	2	6	0	0	0	0	0	0	0	0	3	8
157	0	0	1	2	4	12	0	0	0	0	0	0	0	0	5	14
158	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
161	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
164	0	0	0	0	5	15	0	0	0	0	0	0	0	0	5	15
165	0	0	0	0	5	15	0	0	0	0	0	0	0	0	5	15
167	0	0	0	0	2	6	1	4	0	0	0	0	0	0	3	10
168	10	10	5	10	6	18	2	8	0	0	0	0	0	0	23	46
170	0	0	9	18	0	0	1	4	0	0	0	0	0	0	10	22
171	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
178	0	0	0	0	0	0	0	0	0	0	0	0	1	191	1	191
17901	0	0	0	0	0	0	0	0	0	0	0	0	2	752	2	752
202	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
204	3	3	6	12	2	6	0	0	0	0	1	11	0	0	12	32
205	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
206	3	3	5	10	0	0	0	0	0	0	0	0	0	0	8	13
207	0	0	2	4	1	3	0	0	0	0	0	0	0	0	3	7
208	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
210	0	0	0	0	0	0	0	0	0	0	0	0	1	26	1	26
211	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
213	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
214	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
215	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
216	1	1	6	12	0	0	0	0	0	0	0	0	0	0	7	13
217	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
218	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
227	1	1	11	22	2	6	0	0	1	8	0	0	1	132	16	169
229	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
230	3	3	2	4	0	0	0	0	0	0	0	0	0	0	5	7
231	21	21	0	0	0	0	0	0	0	0	0	0	0	0	21	21
232	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4

APPENDIX TABLE 6

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1988
Page 2

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
233	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
234	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
251	4	4	1	2	0	0	0	0	0	0	0	0	0	0	5	6
252	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
254	0	0	1	2	0	0	0	0	0	0	1	16	0	0	2	18
255	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
256	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
257	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
258	3	3	0	0	1	3	0	0	0	0	0	0	0	0	4	6
259	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
260	9	9	6	12	0	0	0	0	1	8	0	0	0	0	16	29
261	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
262	9	9	1	2	0	0	0	0	0	0	0	0	0	0	10	11
263	0	0	5	10	0	0	0	0	0	0	3	38	0	0	8	48
264	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
30101	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
30102	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
302	0	0	3	6	2	6	1	4	0	0	0	0	0	0	6	16
303	2	2	8	16	0	0	0	0	0	0	0	0	0	0	10	18
304	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
305	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
306	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
307	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	1	1	0	0	0	0	0	0	1	7	0	0	0	0	2	8
312	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
313	6	6	1	2	0	0	0	0	0	0	0	0	0	0	7	8
314	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
326	0	0	8	16	3	9	0	0	0	0	0	0	0	0	11	25
328	1	1	0	0	0	0	1	4	1	6	0	0	0	0	3	11
330	1	1	0	0	0	0	0	0	1	6	0	0	0	0	2	7
351	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
352	2	2	3	6	0	0	0	0	0	0	0	0	0	0	5	8
353	15	15	0	0	0	0	0	0	0	0	0	0	0	0	15	15
401	0	0	0	0	12	36	2	8	0	0	0	0	0	0	14	44
402	1	1	0	0	1	3	1	4	0	0	0	0	0	0	3	8
426	0	0	7	14	2	6	0	0	1	6	0	0	0	0	10	26
427	0	0	5	10	9	27	1	4	0	0	0	0	0	0	15	41
451	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
452	0	0	2	4	2	6	0	0	0	0	0	0	0	0	4	10
476	0	0	0	0	2	6	0	0	1	6	0	0	0	0	3	12
477	0	0	6	12	2	6	0	0	0	0	0	0	0	0	8	18
478	1	1	5	10	2	6	0	0	0	0	0	0	0	0	8	17
479	0	0	0	0	1	3	0	0	1	7	0	0	0	0	2	10

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1988
Page 3

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
610	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
TOTALS	191	191	131	262	78	234	11	44	12	83	6	76	6	1121	435	2011

APPENDIX TABLE C

Housing Unit Demolition Census Tract and Structure Type
San Francisco, 1988
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
104	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
109	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
111	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
129	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
132	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
134	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
152	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
154	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
155	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
156	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
157	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
203	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
206	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
208	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
215	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
218	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
227	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
230	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
254	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
255	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
256	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
257	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
258	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
260	5	5	0	0	0	0	0	0	0	0	0	0	0	0	5	5
302	3	3	2	4	0	0	0	0	0	0	0	0	0	0	5	7
303	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
304	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
312	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
313	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
326	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
328	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
352	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
401	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
402	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
426	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
427	5	5	1	2	0	0	0	0	0	0	0	0	0	0	6	7
452	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
476	1	1	2	4	0	0	0	0	0	0	0	0	0	0	3	5
477	3	3	1	2	0	0	0	0	0	0	0	0	0	0	4	5
478	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
TOTALS	66	66	14	28	2	6	1	4	0	0	0	0	0	0	83	104

APPENDIX TABLE D

Condominium Units Certified Complete by Census Tract and Structure Type
San Francisco, 1988
Page 1

Census Tract	Number of Structures and Units															
	Single Family		2		3		4		5 to 9		10 to 19		20 or More		Tract Total	
	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
110	0	0	1	2	0	0	0	0	1	9	0	0	0	0	2	11
111	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
130	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
134	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
154	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
158	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
165	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
168	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
170	0	0	6	12	0	0	0	0	0	0	0	0	0	0	6	12
17901	0	0	0	0	0	0	0	0	0	0	0	0	1	563	1	563
204	0	0	3	6	1	3	0	0	0	0	0	0	0	0	4	9
227	0	0	4	8	1	3	0	0	1	8	0	0	1	132	7	151
262	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
401	0	0	0	0	1	3	1	4	0	0	0	0	0	0	2	7
402	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
479	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
TOTALS	10	10	16	32	8	24	1	4	4	30	0	0	2	695	41	795

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This report was researched and prepared by Roger Herrera.

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Changes In The San Francisco Housing Inventory For 1989

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF CITY PLANNING

HOUSING INFORMATION SERIES

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

1989

Prepared by the San Francisco Department of City Planning

October 1990

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1989 HOUSING HIGHLIGHTS

HOUSING PRODUCTION

Units Completed. Housing production in San Francisco in 1989 continued to be strong with the completion of 2,573 units, the highest rate of completion in the last 20 years.

Units Under Construction. The inventory of units under construction remained relatively high with about 3,000 units under construction.

Units Under Review. Projects under review in the Department of City Planning totaled over 4,500 units in about 50 large housing developments.

Units Authorized for Construction. While housing construction in recent years has increased, the number of units approved for construction has decreased from 2,442 units in 1987, to 2,148 units in 1988 and 1,508 units in 1989. 1,081 units were approved in the first six months of 1990.

SINGLE AND MULTI UNIT BUILDINGS

A total of 281 buildings were constructed in 1989. This was a decrease from the 435 buildings completed in 1988. This was due to a decrease in one, two, and three unit buildings and an increase in the larger five or more unit buildings. Buildings with 10 units or more accounted for 80% of the units completed.

TENURE

A majority of the units completed were rental units in large projects.

AFFORDABILITY

686 units or 26% of the units completed were designated for low and moderate income households.

DEMOLITIONS

The number of residential units demolished increased as a result of the Loma Prieta October 17, 1989 earthquake (187 units). Demolition by the private sector decreased to 42 units from 104 units in the previous year.

REGIONAL TRENDS

The East and South Bay counties of Contra Costa, Alameda and Santa Clara accounted for about 52% of the Bay Area's housing growth. In the North Bay, Solano and Sonoma accounted for 30% of the regional growth. San Francisco comprised 6% of the Bay Area total.

INTRODUCTION

This annual housing report is part of a series first started in 1960.

The Housing Inventory Series summarizes changes to San Francisco's legal housing stock resulting from new construction and demolition of residential units. Over the years, the report has been expanded to include more comprehensive housing information, including units constructed or demolished by zoning classification, condominium conversion changes, and greater monitoring of affordable housing production. The publication of this year's report has been delayed due to the preparation and adoption of the City's Residence Element and changes in computer systems which required programming and adaptation of new software.

The focus of the report is on residential projects which received a "Certificate of Completion" in 1989 from the Bureau of Building Inspection. Also included in this count are units in large projects which are available for occupancy with a Temporary Permit of Occupancy. The data reported include projects by unit size, tenure, private and public sponsors.

In addition to the number of units completed in any given year, the report also provides information on major projects (1) under City Planning review, (2) under construction, and (3) number of units approved for construction by BBI. This information provides a time frame for viewing the stream of housing production.

The report covers annual housing construction by City census tracts, City Planning Districts, citywide totals and Bay Area counties. These data permit City, subarea, and county time series comparisons. Part I of this report contains the principal findings, tables and lists, and Part II contains the data for units completed or demolished in greater detail.

The data are compiled from city records. Sources include the Department of Public Works' Bureau of Building Inspection Central Permit Bureau and Housing Inspection Divisions; Department of City Planning; City Assessors Office; Condominium Subdivision Office; San Francisco Redevelopment Agency; Mayor's Office of Housing, and the U.S. Bureau of the Census.

The report is used to monitor changes in San Francisco's housing stock and evaluate housing trends and implementation of housing policies of the City's Residence Element of the Master Plan.

This report and reports for previous years are available to the public at the Main Library Government Documents Section and at the Zoning Information Counter at the fifth floor of the Department of City Planning, 450 McAllister Street, San Francisco.

PART I: CITYWIDE FINDINGS

Rincon Center

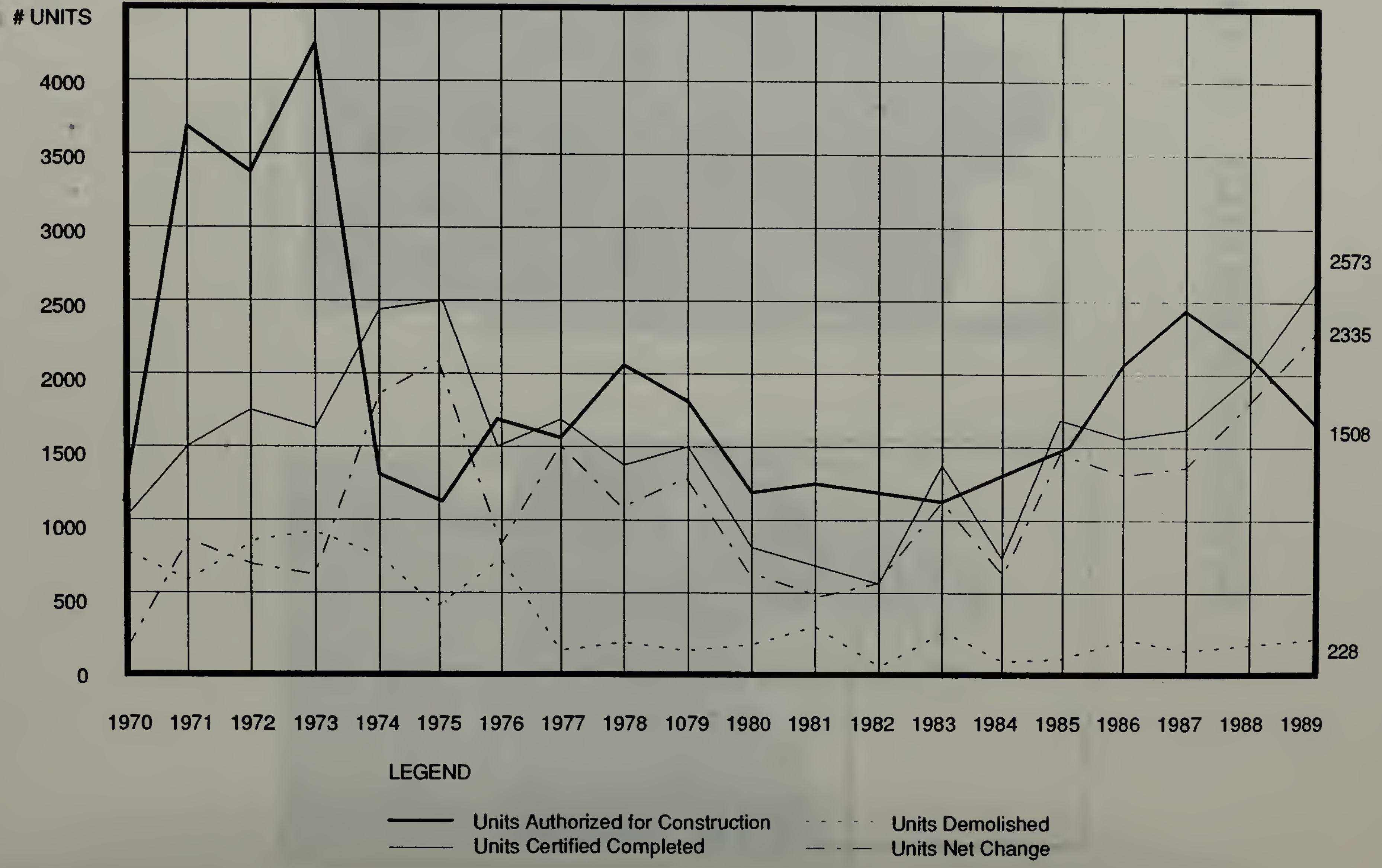
300 Third Street

1755 Geary Blvd.

701 Frederick Street

Graph 1

SAN FRANCISCO HOUSING TRENDS - Units Completed, Demolished, Not Changed and Units Approved - 1970 to 1989



A. HOUSING TRENDS - 1970 to 1989

Table 1 and Graph 1 summarize housing trends since 1970 for units completed, units authorized for construction, and net change to the housing stock.

TABLE 1. HOUSING TREND TOTALS - 1970-1989

Years	Units Approved	Units Certified Complete	Units Demolished	Annual* Net Change
1989	1,508	2,573	228	2,335
1988	2,148	2,011	104	1,907
1987	2,442	1,553	127	1,426
1986	2,037	1,507	173	1,334
1985	1,479	1,568	105	1,467
1984	1,313	790	79	711
1983	1,167	1,400	233	1,167
1982	1,215	589	42	547
1981	1,242	780	288	792
1980	1,202	980	128	852
1979	1,833	1,516	114	1,402
1978	2,045	1,375	174	1,201
1977	1,536	1,616	136	1,480
1976	1,622	1,480	707	773
1975	1,142	2,495	439	2,056
1974	1,386	2,454	774	1,680
1973	4,150	1,578	925	653
1972	3,439	1,713	869	850
1971	3,614	1,497	557	940
1970	1,671	990	730	260
TOTAL	38,191	30,465	6,932	23,833

Housing Units Completed Since 1980: 13,513
1989 San Francisco Housing Stock Total ** 328,061

* This column accounts only for units legally completed minus units legally demolished and does not account for other changes in the housing stock occurring from legal or illegal conversions of residential units, alterations which add or merge units, illegal secondary units, elimination of units by code enforcement, or residential hotel conversions.

** The housing stock total is based on the sum of the total units reported in the 1980 Census, which includes both legal and illegal units, and the net gain of legal units between 1980 and 1989. The base total will be adjusted to the 1990 Census when it is available.

B. HOUSING PRODUCTION

Housing Units Under Permit Review → Housing Units Authorized for Construction → Housing Units Under Construction → Housing Units Certified Complete

The stream of housing production follows from units under permit review, units authorized for construction, units under construction, and units certified complete.

1. Units Under Review.

As of August 1990, the Department of City Planning had under review about 50 large housing projects with 10 units or more totaling about 4,500 units. These projects are shown on Map 2, page 39 and listed on page 38. An additional 22 projects with about 1,700 units are under informal review by the Department. These are projects which generally require City Planning Commission review. These are projects at an informal preliminary design stage prior to formal permit applications. It does not include smaller projects which require only a building permit.

2. Units Authorized for Construction.

The number of housing units authorized for construction by San Francisco's Central Permit Bureau has decreased from 2,442 units in 1987 to 2,148 units in 1988 and to 1,508 units in 1989. However, during the first six months of 1990 1,081 units have been authorized for construction. Many of the projects approved in 1989 are currently under construction. Projects authorized for construction with 20 or more units are listed on page 37.

TABLE 2. HOUSING UNITS AUTHORIZED FOR CONSTRUCTION BY BBI

Year	Single	2 Units	3-4 Units	5+ Units	Total Units	Total Buildings
1989:	157	138	157	1,696	2,148	312
1990 to June	85	46	103	847	1,081	164

3. Units Under Construction.

Housing construction continued to be strong in the 1989-90 period. About 3,000 units were under construction in 1990. Some of the larger projects under construction include 1,113 units at Fillmore Center, 288 units at 201 Harrison, 288 units at 240 Harrison, 282 units at 111 Chestnut, 163 units at 623 Geary, and 93 units at 959 Powell. These and other projects are further detailed on page 36.

4. Units Certified Complete.

Housing production over the last five years averaged 1,842 units a year. This is a significant increase in housing production over the 1980 to 1984 five year period when the annual housing production average was only 900 units a year. 1989 marked a fifteen year high for housing production in San Francisco with the completion of 2,573 units.

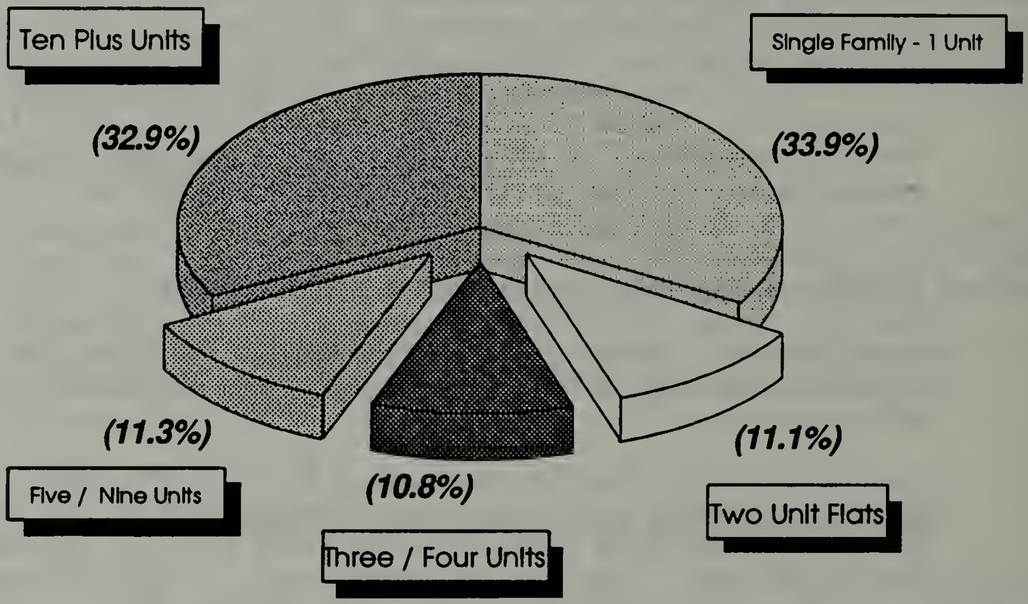
The increase in units completed in 1989 was attributed largely to the completion of a number of large residential developments, including 225 units at South Beach, 320 units at Mission and Spear, 233 units at 300 Third Street, 156 units at 1755 Geary, 190 units at Fillmore Center, 185 units at 840 Post, 255 units at 737 Post, 114 units at 701 Frederick, 63 units at 600 Earl, and 49 units at 3333 Mission. These 10 projects accounted for 1,790 units (70%) of the units completed in 1989. These and other major projects completed are further detailed beginning on page 33.

5. Net Change and Total Units in the Housing Stock.

San Francisco's housing stock gained about 2,335 housing units in 1989 from the completion of 2,573 units and the demolition of 228 units.

Since the 1980's the City has gained 12,134 units (total units constructed minus total units demolished). Adding the net gain to the 1980 census base yields housing stock total of 328,061 units at the end of 1989. The housing stock count is fairly close to the preliminary U.S. 1990 Census count of 328,455 units as of April 1, 1990. Discrepancies between these totals will be analyzed in the next Housing Inventory Report.

Graph 2
SAN FRANCISCO HOUSING STOCK - Number of Units by Building Types



C. HOUSING CHARACTERISTICS

1. Building Types.

Data Table 3 on page 51 shows the number of units by types of buildings constructed in 1989. It notes the completion of 133 single family homes, 61 two unit buildings, 29 three unit buildings, 29 four to nine unit buildings, and 29 projects with ten units or more. A total of 281 buildings were completed in 1989 compared to 435 in 1988. This was due to an overall decrease in buildings with one, two, and three units.

Large multi unit projects accounted for the majority of the housing unit completions. Single family housing accounted for only 5% of the annual total while 29 large projects with 10 units or more accounted for 80% of the total units completed. Two and three unit buildings accounted for 8% of the units completed. These figures can be compared to the mix in the existing residential housing stock in which 34% of the units are in single family homes, 11% of the units are in two unit buildings, 11% in three to four unit buildings, 11% are in five to nine unit buildings and 32% are in buildings with ten or more units.

There was a citywide net gain of 93 single family homes resulting from the construction of 133 single family homes and the demolition of 35 single family homes (Table 13). Buildings with 20 or more units had a net gain of 1,837 units.

The majority of the units constructed since 1980 has been in larger multi unit buildings. During this period there has been a net gain of 660 single family homes after the demolition of 591 single family units. There has been a gain of 2,213 units in buildings with two to four units. In buildings with five or more units there has been a net gain of 9,207 units.

Graph 2 shows single and multi unit housing construction since 1975. Part II tables 1, 3, 6, 13, and 15 account for single and multi-family housing construction citywide, in districts, and in Bay Area counties. Table 14 on page 29 is a housing stock summary of the total number of units in each of the 15 city planning districts by building types.

Graph 3

SAN FRANCISCO HOUSING CONSTRUCTION BY BUILDING TYPES - 1975 TO 1989

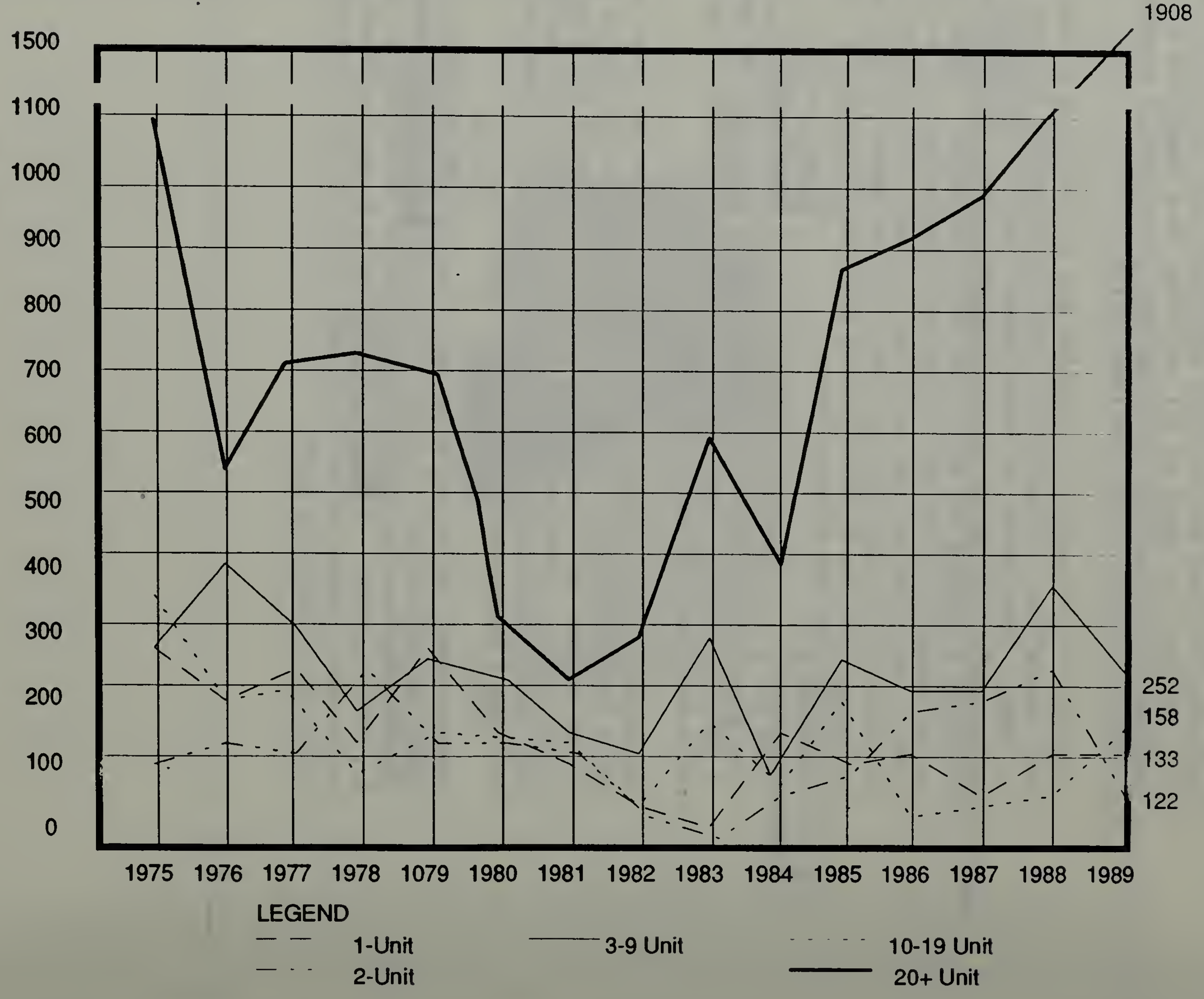


TABLE 3. HOUSING CONSTRUCTION BY BUILDING TYPES - 1980 to 1989

Years	Total	1-Unit	2-Unit	3-9 Unit	10-19 Units	20+ Unit
1989	2,573	133	122	252	158	1,908
1988	2,011	191	262	361	76	1,121
1987	1,553	83	200	215	64	991
1986	1,507	172	176	217	38	904
1985	1,568	123	100	260	206	879
1984	790	144	76	92	77	401
1983	1,400	91	64	344	201	700
1982	589	50	56	129	50	304
1981	780	123	142	161	143	211
1980	980	141	142	230	147	320
TOTAL	13,751	1,251	1,340	2,261	1,160	7,739
Percent	100%	9%	10%	17%	8%	56%

2. Unit Sizes.

As in previous years, most of the new construction in 1989 was in smaller sized units with one or two bedrooms in large multi unit projects. The larger 3 or bedroom units were primarily in single family homes and two or three unit residential flats. These larger units accounted for about 13% of the total units completed in 1989.

Dwelling units in San Francisco are generally small in size with about 75% of the units containing four rooms or less. Table 4 below compares the total number of units in San Francisco by unit size to the annual total by unit size.

TABLE 4. SIZE OF DWELLING UNITS

Unit Size	San Francisco Total	1989 Construction
Studios	11%	15.9%
One Bedroom	29%	40.0%
Two Bedroom	38%	31.0%
Three + Bedroom	22%	13.1%
TOTAL	325.716	100.0%

Source: Department of City Planning estimates based on 1980 Census plus units completed by unit size to 1988.

D. TENURE

1. New Construction.

Rental housing construction continued at a high rate in 1989 with the completion of over 1,500 new rental units. The tenure of major projects completed is noted in the list of major projects completed beginning on page 33. Most of the major projects in 1989 were rental. The main exception was a 233 condominium project at 300 Third Street.

Projects with low and moderate income rental units included all Redevelopment projects at South Beach and Fillmore Center, Rincon Center towers at Mission and Spear, and non-profit sponsored projects at 3333 Mission (49 units) and 483 Valencia (20 units).

Affordable ownership units completed included 114 family units at 701 Frederick and 63 family units at 600 Earl.

Table 5 reports the number of new units approved for condominium subdivision by DPW's Condominium Subdivision Office. The number of condominium recordations is an indicator of projects approved for condominium use in a given year and does not correspond to the number of units completed in a given year because condominium applications and approvals (recordations) may be for projects not yet completed or for projects completed in a previous year. This data is included because it is a consistent annual total which reflects condominium construction trends.

Generally, large multi unit project developers file condominium maps even though they initially may market the units as rental units. Such projects are identified as rental projects in this report on Page 33.

TABLE 5. NEW CONSTRUCTION CONDOMINIUM RECORDATIONS BY DPW - 1980 TO 1989

Year	Units
1989	704
1988	795
1987	714
1986	244
1985	706
1984	243
1983	921
1982	91
1981	564
1980	423
TOTAL	5,405

2. Condominium Conversions.

Condominium conversion represents a change of tenure from rental to ownership but does not represent a loss of dwelling units. Condominium conversions are regulated by the Condominium Conversion Ordinance which, since 1983, has limited conversions to 200 units per year. The condo conversion ordinance is administered by the Department of Public Works, Bureau of Engineering, Condominium Subdivision Office.

The number of condominium permit applications decreased from 1985 to 1988 and recently increased in 1989. Only about 40% of the units which apply for conversion are ever approved. The maximum number of units which may be converted in a single building is presently six.

TABLE 6. CONDOMINIUM CONVERSIONS - 1980 to 1989

Year	Applications (units)	Recordations (units)
1989	534	117
1988	221	102
1987	200	160
1986	124	226
1985	249	294
1984	420	387
1983	1000	570
1982	820	478
1981	1000	624
1980	960	660
TOTAL	5,528	3,618

E. NEW CONSTRUCTION BY ZONING CLASSIFICATION

Units constructed in 1989 by zoning classification are as follows:

TABLE 7. NEW CONSTRUCTION BY ZONING CLASSIFICATION, 1989

Zoning	Description	Buildings	Units	Percent
C-1	Community Business	4	59	2.3%
C-2	Community Business	1	14	0.5%
C-3-O	Community Business	1	320	12.4%
M-1	Light Industrial	1	233	9.1%
M-2	Heavy Industrial	1	225	8.7%
NC-1	Neighborhood Commercial	2	36	1.4%
NC-2	Neighborhood Commercial	6	35	1.4%
NC-3	Neighborhood Commercial	6	428	16.6%
NCD	Neighborhood Commercial	2	51	2.0%
Polk NCD	Polk Street NCD	1	4	0.2%
RC-4	Residential Commercial	2	440	17.1%
RH-1	Residential Single Family	111	189	7.3%
RH-1(D)	Residential Single Family	12	12	0.5%
RH-2	Residential Two Units	64	157	6.1%
RH-3	Residential Three Units	30	201	7.8%
RM-1	Apartments Low Density	22	87	3.4%
RM-2	Apartments Lower Density	11	48	1.9%
RM-3	Apartments Medium Density	3	26	1.0%
SSP		1	8	0.3%
	TOTAL	**281**	**2,573**	**100.0%**

F. DEMOLITIONS

The number of residential units demolished in 1989 increased as a result of the Loma Prieta October 17, 1989 earthquake which led to the demolition of 187 dwelling units and about 200 residential hotel units (Appendix Table 8). 41 units were demolished as a result of non-earthquake related private sector replacement activity, a significant decrease from previous year's total of 150 units.

In 1989 a total of 35 single family homes were demolished citywide, 11 of these units were located in the Richmond and the balance were scattered throughout the city (Appendix Table 18). Most of the units demolished as a result of the earthquake were structures with more than 10 units in the Marina District (167 units). Other "red-tagged" residential buildings that might have been demolished in 1990 will be accounted for in the 1990 Housing Inventory Count.

No residential units were demolished as a result of public sector redevelopment activity in 1989. However, in 1990 332 Housing Authority public housing units were demolished to make way for the construction of 208 new lower density family units in Yerba Buena West.

A total of 1,507 units were demolished in San Francisco from 1980 to 1989. Single family homes accounted for 40% of the units demolished.

TABLE 8. RESIDENTIAL UNITS DEMOLISHED BY ZONING DISTRICTS AND TYPES OF BUILDINGS, 1989

Zoning	Buildings Demolished	Units Demolished Single Family	Units Demolished Multi-Family	Total Units Demolished Number	Total Units Demolished Percent
M-1	2	0	6	6	3%
NCD	1	1	0	1	0%
RH-1	12	12	0	12	5%
RH-2	12	9	24	33	14%
RH-3	17	7	74	81	36%
RM-1	7	5	14	19	8%
RM-2	1	0	12	12	5%
RM-3	4	1	63	64	28%
TOTAL	56	35	193	228	100%
Percent		15%	85%		

G. CONVERSIONS

Besides new construction and demolition, the San Francisco housing stock gains or loses units as a result of (1) units added to existing buildings by alterations, (2) units lost by mergers of units or removal of illegal units, (3) units gained from the conversion of non-residential uses to residential units, and (4) units lost from the conversion of residential units to non residential commercial uses. In addition, residential alterations cause units to expand or contract from the addition or elimination of living space. 1987 and 1988 data is provided below for units removed or added as a result of these changes; 1989 data has not been compiled due to limited staff resources.

1. Additions.

The number of alterations which result in the addition or the loss of units has increased in recent years. These changes were first reported in 1987. The number of units added to existing buildings increased from 60 units in 1987 to 96 units in 1988.

2. Loss of Units Including Mergers.

The number of units lost by alterations and code enforcement increased from 30 units in 1987 to about 89 units in 1988.

3. Conversions.

The number of residential to non residential use has decreased since 1986 when 38 units were approved for conversion. A total of 157 units were legally converted from 1980 to 1988. In recent years there has been an increase in the conversion of commercial buildings to residential live work space.

H. AFFORDABILITY

686 units or 26% of the units complete in 1989 were specifically for low and moderate income households. 415 units were rental units in market rate projects. These include units completed at South Beach, Bayside Village, Fillmore Center, Rincon Center, and 737 Post Street. All but the last project were in Redevelopment Project Areas (See List 1 beginning on page 33).

An additional six projects were completed by non-profit housing organizations. These included 177 family units for first time home buyers and 125 rental units for lower income households. The number of low and moderate units completed in 1989 and cumulative total since 1980 is shown below.

TABLE 9. NEW CONSTRUCTION HOUSING AFFORDABILITY LEVELS

Units Completed	Very Low[1]	Low[2]	Moderate[3]	Market Rate[4]	TOTAL
1989	55	333	298	1,887	2,573
1980 to 1988	1,463	692	483	8,450	11,178
TOTAL	1,518	1,025	781	10,337	13,751

The above housing affordability levels are defined as follows:

1. Very low income are units for households with incomes at or below 50% of the HUD median income for San Francisco PMSA.
2. Low income are units for households with incomes at or below 80% of the HUD median income for the San Francisco PMSA.
3. Moderate income are units for households with incomes at or below 120% of the HUD median income for the San Francisco PMSA.
4. Market rate are units priced to what the market will bear without any affordability requirements. Generally these are units which do not meet the rental or ownership affordability standards stated below.

The HUD income standards in 1990 for the San Francisco Principal Metropolitan Statistical Area (PMSA) are shown in the following table.

TABLE 10. LOW AND MODERATE INCOME STANDARDS BY HOUSEHOLD SIZE, 1990

Income Categories (% of median income)	1 Person	2 Persons	3 Persons	4 Persons	5 Persons
Very low (50%)	$15,960	$18,240	$20,520	$22,800	$24,225
Low (80%)	$25,540	$29,180	$32,830	$36,480	$38,760
Median (100%)	$31,900	$36,500	$41,050	**$45,600**	$48,450
Moderate (120%)	$38,300	$43,780	$49,250	$54,720	$58,140

Source: HUD Income Limits 1990, based on San Francisco's PMSA which includes Marin and San Mateo counties, capped to a national average.

The following table provides an example of affordable rental and ownership prices using 1990 affordability guidelines by unit size and household size. The actual price of any rental or ownership unit may vary from these standards depending on the costs and funding unique to each project. Consult the Mayor's Office of Housing for variations of the following calculations.

Affordable rental and homeownership units are defined as follows:

Affordable rental unit A unit whose rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA.

Affordable ownership unit A unit for which the mortgage payments, property taxes, insurance, and DMI dues equals 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% downpayment and a 30 year 11% fixed rate loan.

TABLE 11. SAN FRANCISCO 1990 AFFORDABLE HOUSING GUIDELINES

A. RENTAL HOUSING

	Household Size	Unit Size	Maximum Annual Income 1)	Monthly Rent Payment 2)
Very Low Income (50% of Median)	1	St-1Br	$18,150	$453
	2	1-2 Br	$20,700	$518
	3	2-3 Br	$23,250	$581
	4	3-4 Br	$25,850	$646
	5	4 Br	$27,900	$698
Low Income (80% of Median)	1	St-1Br	$25,540	$639
	2	1-2 Br	$29,185	$730
	3	2-3 Br	$32,835	$821
	4	3-4 Br	$36,480	$912
	5	4 Br	$38,760	$969

B. HOMEOWNERSHIP HOUSING 3)

	Household Size	Unit Size	Maximum Annual Income	Monthly Housing Expenses	Maximum Sales Price
Low Income (80% of Median)	1	St-1Br	$25,540	$654	$68,015
	2	1-2 Br	$29,185	$748	$77,722
	3	2-3 Br	$32,600	$841	$74,072
	4	3-4 Br	$34,000	$935	$83,467
	5	4 Br	$36,125	$993	$89,266
Moderate Income (120% of Median)	1	St-1Br	$36,960	$1,016	$ 91,605
	2	1-2 Br	$42,240	$1,162	$106,159
	3	2-3 Br	$47,520	$1,307	$120,634
	4	3-4 Br	$52,800	$1,452	$135,149
	5	4 Br	$56,100	$1,543	$144,245

Source: Mayor's Office of Housing

1) Income Data is from the U.S. Department of Housing and Urban Development.

2) Maximum rent is calculated based on 30% of income, including utilities in rent payments.

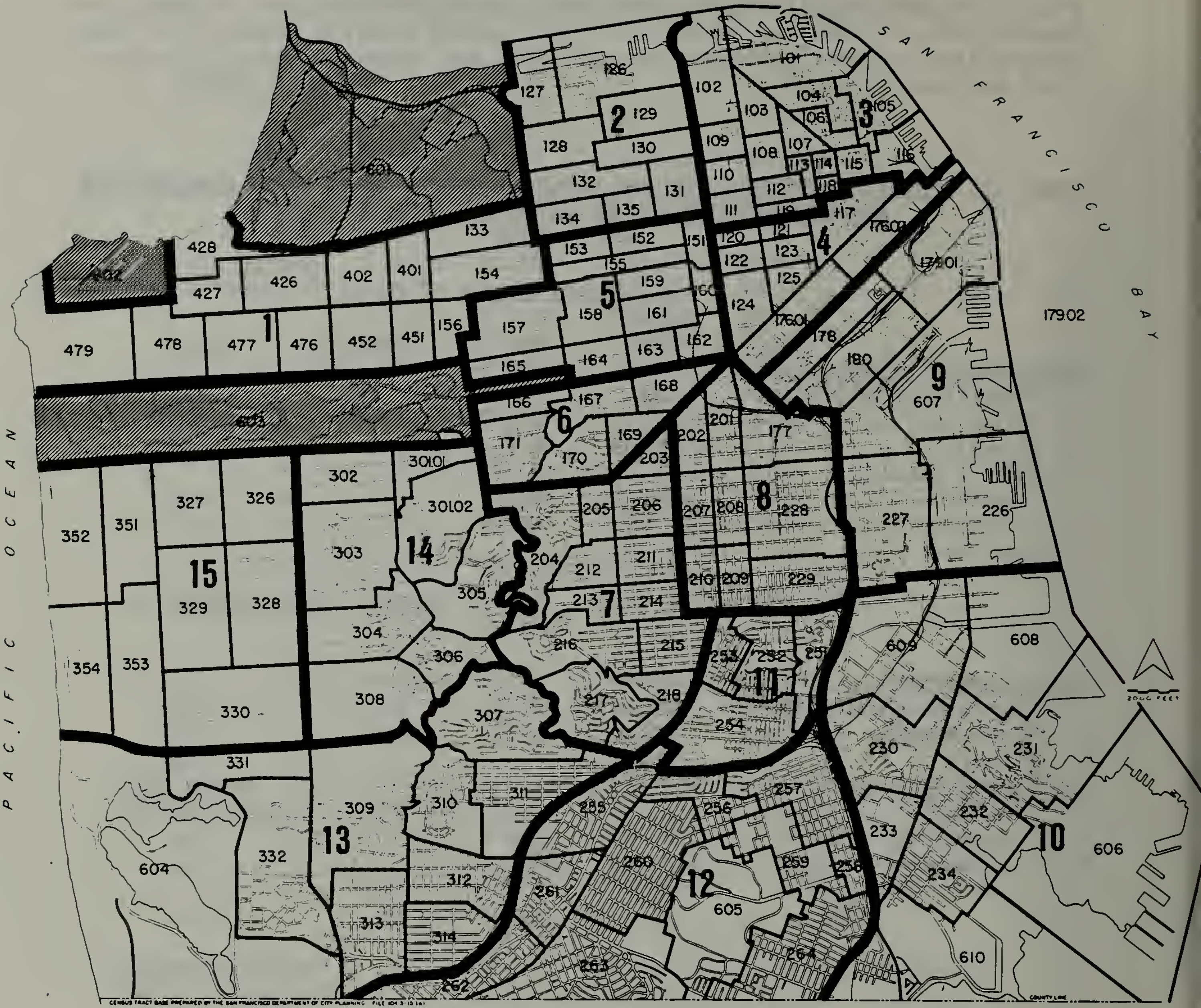
3) See definition for affordable ownership unit in previous page. This calculation does not include potential homeowners dues.

A tally of publicly assisted housing under construction or under review by the Mayor's Office of Housing identified 2,300 low and moderate income units under construction or under review. These projects are summarized here by income level and housing types.

TABLE 12. PUBLICLY ASSISTED LOW AND MODERATE INCOME UNITS UNDER CONSTRUCTION AND UNDER REVIEW BY THE MAYOR'S OFFICE OF HOUSING

August 1990

	Income Levels of Units			
	Very low	Low	Moderate	Total
Units Under Construction				
1. Transitional Housing	38			38
2. Group Housing	234	41		275
3. Elderly	261	123		384
4. Family Housing				
Rental	381	48		429
Ownership		57	56	113
5. Live Work				
TOTAL	914	269	56	1,239
Units Under Review				
1. Transitional Housing	572			572
2. Group Housing	144			144
3. Elderly	126			126
4. Family Housing				
Rental		120	20	140
Ownership		60		60
5. Live Work		24		24
TOTAL	842	209	20	1,071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2000 FEET
COUNTY LINE

CENSUS TRACT BASE PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING FILE 104 5-15-61

PLANNING DISTRICTS

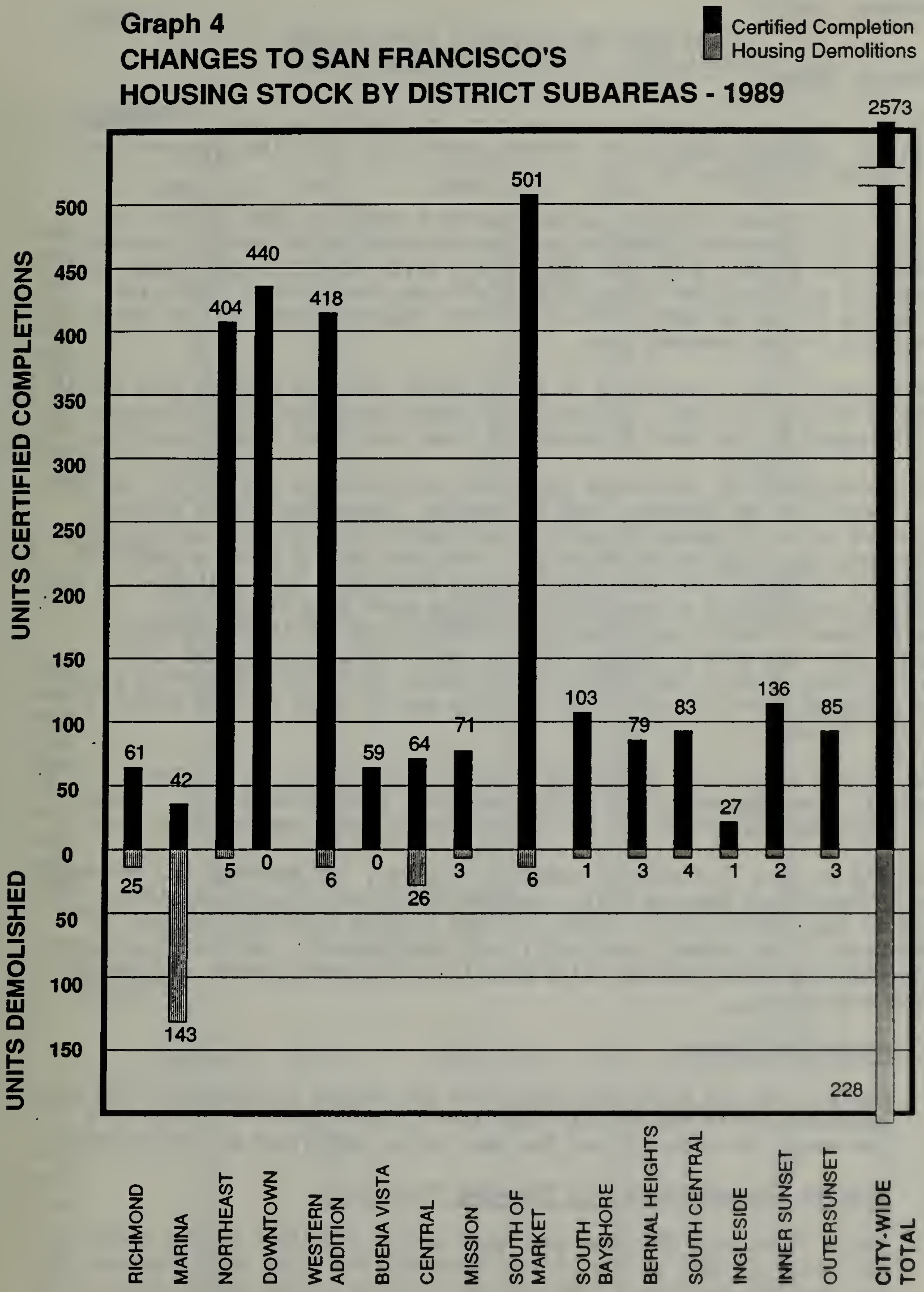
1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

203 CENSUS TRACTS

▨ SPECIAL AREAS

Graph 4

CHANGES TO SAN FRANCISCO'S HOUSING STOCK BY DISTRICT SUBAREAS - 1989



NEIGHBORHOOD FINDINGS

I. DISTRICT CHANGES

District changes in housing construction and demolition are illustrated on page 22. District totals are further detailed by building types in Part II, Tables 12 through 18.

The South of Market district gained the most units in 1989 with 501 new units. The Northeast, Downtown and Western Addition districts also had substantial growth, with 404, 440 and 418 units respectively. These four Districts accounted for almost 70% of all new construction. With the exception of the Western Addition projects, most projects were in close proximity to the downtown area.

The number of units completed in the Richmond district dropped from 209 in 1988 to only 61 in 1989. As new construction decreased in the Richmond, it increased in the South Bayshore and Inner and Outer Sunset districts.

Units demolished in the Marina increased from three in 1988 to 143 in 1989 as a result of the October, 1989 earthquake. Other demolition activity occurred in the Richmond (25 units) and Central district (26 units). The 1989 demolitions in the Richmond were less than the 35 lost in that district in 1988. The remaining 34 units demolished were scattered in ten other districts with no one district losing more than six units.
The Richmond district accounted for the demolition of 11 single family homes, four two-unit buildings and one twelve unit building and the construction of four new single family homes, 21 two-unit buildings and one building with 14 units. The net gain was 36 units in this district. (Tables 15 and 18).

Most of the single family housing construction occurred in the South Central, South Bayshore, Ingleside and Bernal Heights districts. These districts provided 92 of the 133 single family homes completed in 1989.

Table 16 in Part II shows the number of studios, one bedroom, two bedroom, and three or more bedroom units constructed in each planning district. Most of the studios, one bedroom, and two bedroom units constructed in 1989 were in the larger scale multi unit developments. Most of the larger sized two and three bedroom units were in single family homes and two and three unit flats.

1. **Historical Trends.**

Table 13 on the following page shows the amount of demolition and new construction in the 15 City subdistricts since 1980. A ranking of one means the district had the most units demolished or constructed.

2. **Housing Characteristics by Planning Districts.**

Table 14 on page 29 shows the total number of single and multi unit buildings in each of the 15 city subdistricts. The table reports the net housing gain since 1980 and the district's 1980 Census count by building type.

TABLE 13

HOUSING UNITS COMPLETED AND DEMOLISHED
ANNUAL TOTALS BY DISTRICTS, 1980-1989

1. RICHMOND

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	61	(12)	25	(3)	36	(13)
1988	209	(2)	35	(1)	174	(2)
1987	178	(3)	71	(1)	107	(3)
1986	147	(3)	70	(1)	77	(5)
1985	134	(4)	44	(1)	90	(8)
1984	156	(2)	19	(2)	137	(2)
1983	149	(4)	44	(2)	105	(4)
1982	61	(3)	17	(1)	44	(3)
1981	124	(2)	37	(4)	87	(2)
1980	223	(1)	33	(1)	190	(1)
TOTAL	1442		395		1,047	

2. MARINA

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	42	(14)	143	(1)	101	(15)
1988	46	(10)	3	(9)	43	(8)
1987	70	(4)	1	(10)	69	(4)
1986	52	(9)	6	(8)	46	(9)
1985	67	(9)	6	(6)	61	(9)
1984	7	(11)	2	(8)	5	(12)
1983	30	(8)	9	(7)	21	(9)
1982	0	(14)	5	(3)	-5	(15)
1981	48	(3)	39	(3)	9	(12)
1980	1	(13)	10	(5)	4	(13)
TOTAL	376		224		354	

3. NORTHEAST

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	404	(4)	5	(6)	399	3
1988	26	(13)	6	(6)	20	(14)
1987	63	(5)	13	(2)	50	(5)
1986	125	(4)	7	(6)	118	(3)
1985	127	(5)	15	(2)	112	(4)
1984	115	(3)	4	(5)	111	(3)
1983	62	(5)	40	(3)	22	(8)
1982	279	(1)	3	(4)	276	(1)
1981	277	(1)	3	(9)	274	(1)
1980	112	(2)	9	(6)	103	(2)
TOTAL	1,590		105		1,485	

4. DOWNTOWN

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	440	(2)	0	(11)	440	(2)
1988	0	(15)	0	(15)	0	(15)
1987	327	(2)	0	(13)	327	(2)
1986	100	(5)	2	(13)	98	(4)
1985	101	(7)	1	(10)	100	(5)
1984	0	(14)	0	(12)	0	(13)
1983	0	(15)	57	(1)	-57	(15)
1982	0	(15)	0	(12)	0	(14)
1981	6	(15)	66	(2)	-60	(15)
1980	54	(7)	0	(14)	54	(7)
TOTAL	1028		126		902	

5. WESTERN ADDITION

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	418	(3)	6	(5)	302	(4)
1988	59	97)	16	(2)	43	(9)
1987	603	(1)	8	(4)	595	(1)
1986	70	(7)	9	(5)	61	(7)
1985	463	(1)	4	(8)	459	(1)
1984	264	(1)	24	(1)	240	(1)
1983	485	(1)	20	(5)	465	(1)
1982	11	(11)	0	(13)	11	(11)
1981	12	(14)	67	(1)	-55	(14)
1980	96	(6)	18	(3)	78	(6)
TOTAL	2,481		172		2,199	

6. BUENA VISTA

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	59	(13)	0	(11)	59	(11)
1988	81	(5)	0	(15)	81	(4)
1987	27	(12)	1	(11)	26	(11)
1986	25	(13)	1	(14)	24	(10)
1985	150	(2)	1	(11)	149	(2)
1984	11	(9)	0	(13)	11	(9)
1983	30	(9)	0	(14)	30	(6)
1982	7	(12)	3	(5)	4	(13)
1981	36	(8)	1	(13)	35	(5)
1980	32	(10)	1	(12)	31	(10)
TOTAL	458		8		450	

7. CENTRAL

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	64	(11)	26	(2)	38	(12)
1988	84	(4)	5	(7)	79	(5)
1987	49	(8)	5	(7)	44	(7)
1986	66	(8)	11	(4)	55	(8)
1985	56	(10)	8	(3)	48	(10)
1984	37	(6)	3	(7)	34	(6)
1983	21	(10)	6	(9)	15	(10)
1982	71	(2)	2	(6)	69	(2)
1981	43	(5)	3	(10)	40	(3)
1980	98	(5)	5	(7)	93	(4)
TOTAL	589		74		515	

8. MISSION

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	71	(10)	3	(8)	68	(11)
1988	44	(11)	1	(11)	43	(10)
1987	32	(9)	2	(8)	30	(9)
1986	293	(2)	4	(9)	289	(2)
1985	41	(11)	0	(14)	41	(11)
1984	0	(15)	2	(9)	-2	(15)
1983	154	(3)	3	(10)	151	(3)
1982	32	(4)	1	(8)	31	(4)
1981	43	(6)	25	(6)	18	(8)
1980	107	(3)	4	(9)	103	(3)
TOTAL	817		45		772	

9. SOUTH OF MARKET

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	501	(1)	6	(4)	495	(1)
1988	1,112	(1)	5	(8)	1,107	(1)
1987	22	(13)	2	(9)	20	(13)
1986	423	(1)	4	(10)	419	(1)
1985	102	(6)	5	(7)	97	(6)
1984	71	(4)	10	(3)	61	(4)
1983	19	(11)	24	(4)	-5	(14)
1982	17	(8)	1	(9)	16	(9)
1981	33	(9)	2	(11)	31	(6)
1980	9	(14)	23	(2)	1514	(15)
TOTAL	2,309		82		3,755	

10. SOUTH BAYSHORE

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	103	(6)	1	(10)	102	(6)
1988	52	(8)	1	(12)	51	(7)
1987	13	(14)	1	(12)	12	(14)
1986	78	(6)	3	(12)	75	(6)
1985	92	(8)	1	(12)	91	(7)
1984	42	(5)	0	(14)	42	(5)
1983	333	(2)	16	(6)	317	(2)
1982	27	(5)	1	(10)	26	(5)
1981	17	(11)	1	(14)	16	(10)
1980	15	(12)	1	(13)	14	(12)
TOTAL	772		26		746	

11. BERNAL HEIGHTS

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	79	(9)	3	(8)	76	(9)
1988	28	(12)	1	(13)	27	(12)
1987	7	(15)	0	(14)	7	(15)
1986	23	(14)	0	(15)	23	(11)
1985	5	(15)	1	(13)	4	(15)
1984	6	(13)	0	(15)	6	(11)
1983	10	(13)	1	(13)	9	(12)
1982	17	(9)	0	(14)	17	(8)
1981	27	(10)	1	(15)	26	(7)
1980	28	(11)	5	(8)	23	(11)
TOTAL	230		12		218	

12. SOUTH CENTRAL

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	83	(8)	4	(7)	79	(8)
1988	128	(3)	9	(4)	119	(3)
1987	52	(6)	7	(5)	45	(6)
1986	27	(12)	7	(7)	20	(12)
1985	24	(14)	8	(4)	16	(14)
1984	28	(8)	4	(6)	24	(8)
1983	32	(7)	7	(8)	25	(7)
1982	24	(6)	6	(2)	18	(7)
1981	47	(4)	29	(5)	18	(9)
1980	99	(4)	11	(4)	88	(5)
TOTAL	544		92		452	

13. INGLESIDE

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	27	(15)	1	(10)	26	(14)
1988	24	(14)	3	(10)	21	(13)
1987	28	(11)	0	(15)	28	(10)
1986	18	(15)	4	(11)	14	(13)
1985	146	(3)	0	(15)	146	(3)
1984	7	(12)	7	(4)	0	(14)
1983	15	(12)	0	(15)	15	(11)
1982	15	(10)	2	(7)	13	(10)
1981	41	(7)	4	(8)	37	(4)
1980	41	(9)	0	(15)	41	(9)
TOTAL	362		21		341	

14. INNER SUNSET

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	136	(5)	2	(4)	134	(5)
1988	50	(9)	10	(3)	40	(11)
1987	50	(7)	6	(6)	44	(8)
1986	31	(10)	30	(2)	1	(15)
1985	28	(13)	4	(9)	24	(13)
1984	10	(10)	2	(10)	8	(10)
1983	54	(6)	3	(11)	51	(5)
1982	23	(7)	1	(11)	22	(6)
1981	12	(14)	8	(7)	4	(13)
1980	46	(8)	4	(10)	42	(8)
TOTAL	440		70		370	

15. OUTER SUNSET

	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	85	(7)	3	(8)	82	(7)
1988	68	(6)	9	(5)	59	(6)
1987	32	(10)	10	(3)	22	(12)
1986	29	(11)	15	(3)	14	(14)
1985	32	(12)	7	(5)	25	(12)
1984	36	(7)	2	(11)	34	(7)
1983	6	(14)	3	(12)	3	(13)
1982	5	(13)	0	(15)	5	(12)
1981	14	(12)	2	(12)	12	(11)
1980	6	(15)	4	(11)	2	(14)
TOTAL	313		55		258	

TABLE 14.

SAN FRANCISCO HOUSING STOCK, SINGLE AND MULTIUNIT BUILDINGS

(1980 base with net gain through 1989)

DISTRICTS	UNITS BY BUILDING TYPES				
	SINGLE FAMILY	2 TO 4 UNITS	5 TO 9 UNITS	10 OR MORE UNITS	DISTRICT TOTAL
1) RICHMOND					
1980 Census Count	12,012	11,772	4,910	5,547	34,241
1980-1989 Net Increase*	-137	706	80	396	1,045
TOTAL	11,875	12,478	4,990	5,943	35,286
Percent	34%	35%	14%	17%	
2) MARINA					
1980 Census Count	3,400	6,122	3,855	12,997	26,374
1980-1989 Net Increase	43	21	26	77	167
TOTAL	3,443	6,143	3,881	13,074	26,541
Percent	13%	23%	15%	49%	
3) NORTHEAST					
1980 Census Count	1,871	6,483	6,033	19,562	33,949
1980-1989 Net Increase	257	58	136	1,034	1,485
TOTAL	2,128	6,541	6,169	20,596	35,434
Percent	6%	19%	17%	58%	
4) DOWNTOWN					
1980 Census Count	203	372	434	23,660	24,669
1980-1989 Net Increase	1	5	0	896	902
TOTAL	204	377	434	24,556	25,571
Percent	1%	1%	2%	96%	
5) WESTERN ADDITION					
1980 Census Count	2,602	5,456	3,399	11,881	23,338
1980-1989 Net Increase	-4	150	70	2,093	2,309
TOTAL	2,598	5,606	3,469	13,974	25,647
Percent	10%	22%	14%	54%	

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* Net Increase: Units constructed minus units demolished.

DISTRICTS	UNITS BY BUILDING TYPES				
	SINGLE FAMILY	2 TO 4 UNITS	5 TO 9 UNITS	10 OR MORE UNITS	DISTRICT TOTAL
6) BUENA VISTA					
1980 Census Count	2,256	6,408	3,205	3,903	15,772
1980-1989 Net Increase	72	188	40	150	450
TOTAL	2,328	6,596	3,245	4,053	16,222
Percent	14%	41%	20%	25%	
7) CENTRAL					
1980 Census Count	9,055	8,680	2,933	4,435	25,103
1980-1988 Net Increase	74	236	59	146	517
TOTAL	9,129	8,916	2,992	4,581	26,133
Percent	36%	34%	12%	18%	
8) MISSION					
1980 Census Count	3,304	7,460	4,132	6,423	21,319
1980-1989 Net Increase	53	106	63	543	765
TOTAL	3,357	7,566	4,195	6,966	22,089
Percent	15%	34%	19%	32%	
9) SOUTH OF MARKET					
1980 Census Count	1,937	2,199	697	2,157	6,990
1980-1989 Net Increase	84	124	-7	2,003	2,204
TOTAL	2,021	2,323	690	4,160	9,194
Percent	27%	30%	9%	34%	
10) SOUTH BAYSHORE					
1980 Census Count	5,519	1,258	498	147	7,422
1980-1989 Net Increase	289	69	213	175	746
TOTAL	5,808	1,327	711	322	8,168
Percent	72%	16%	8%	4%	
11) BERNAL HEIGHTS					
1980 Census Count	5,195	2,582	436	290	8,503
1980-1989 Net Increase	63	82	8	65	218
TOTAL			444		8,721
Percent	60%	29%	6%	5%	
12) SOUTH CENTRAL					
1980 Census Count	18,883	2,403	897	1,459	23,642
1980-1989 Net Increase	232	31	57	132	452
TOTAL	2,115	2,434	954	1,591	24,094
Percent	80%	10%	4%	6%	

DISTRICTS	UNITS BY BUILDING TYPES				
	SINGLE FAMILY	2 TO 4 UNITS	5 TO 9 UNITS	10 OR MORE UNITS	DISTRICT TOTAL
13) INGLESIDE					
1980 Census Count	15,916	1,383	470	3,738	21,507
1980-1989 Net Increase	105	87	59	90	341
TOTAL	16,021	1,470	529	3,828	21,848
Percent	73%	7%	2%	18%	
14) INNER SUNSET					
1980 Census Count	9,664	3,768	1,526	2,509	17,467
1980-1989 Net Increase	61	132	29	148	370
TOTAL	9,725	3,900	1,555	2,657	17,837
Percent	55%	22%	9%	14%	
15) OUTER SUNSET					
1980 Census Count	18,377	3,601	1,496	1,045	24,519
1980-1989 Net Increase	16	139	36	67	258
TOTAL	18,385	3,724	1,526	1,060	24,777
Percent	75%	15%	6%	4%	
GRAND TOTAL	111,403	72,081	35,787	107,803	327,374*
Percent	34%	22%	11%	33%	100%

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* This figure is slightly less than the total reported in Table 2, Part II of this report because of differences in the 1980 Census base due to the month in which accounting begins. The Citywide total is adjusted to the April 1 Census count whereas the by district totals are not.

CURRENT ACTIVITY

J. MAJOR PROJECTS

This section highlights specific projects in the regulatory process from permit review, construction and completion. The material presented is not intended to be a complete list of all such projects.

The statistical totals for all such projects are provided at the beginning of this report (page 7 and 8).

Project status and other project features are subject to change over time. For example, during a reporting period the status of a project may change from approved to under construction or from under construction to completed. Similarly, a project's tenure may change from rental to condominium or vice versa before a project is completed and occupied. The total number of units and unit mix may also change from that which is initially proposed.

The list of projects completed focuses on major residential projects and projects which have an affordable housing component (List 1). This list is followed by lists of major projects under construction and projects approved for construction (Lists 2 and 3).

List 4 contains projects with 10 or more units requiring Conditional Use, Environmental Review, or other discretionary review by the Planning Commission or Zoning Administrator which are currently under review in the Department of City Planning. These projects, listed in ascending number of units are identified on Map 2. The map shows a large number of major projects proposed for the Van Ness corridor and South of Market areas of the Northeast quadrant of the city. The Southeast quadrant of the city has a large number of major projects under review.

Many other large residential projects are under informal and preliminary review by the Department. These projects are not listed here because many are very preliminary and may not proceed as proposed.

List #5 contains projects under review which have a major affordable housing component.

LIST 1

MAJOR NEW RESIDENTIAL PROJECTS

PROJECTS COMPLETED

Project Name/Address	Year of Completion	Total Units	# Lower Inc. Units	Unit Mix	Tenure	Comments
1. South Beach 1st and Brannan	1988-1989	414	(82)	205 1 Bed 209 2 Bed	Rental	20% low income units SFRA area
2. Bayside Village 1st and Brannan	1988-1990	868	(174)	233 Studio 307 1 Bed 328 2 Bed	Rental	20% low income units SFRA area
4. Potrero Court 23nd St.	1988	138	(27)	40 Studio 36 1 Bed 42 2 Bed	Rental	20% low inc. units @ $335-760 For profit sponsor
5. Mendelsohn House Folsom at Mabini	1988	191	(191)	99 Studio 91 1 Bed 1 2 Bed	Rental Elderly	All very low income units Non-profit sponsor/SFRA
6. Rincon Center Mission & Spear	1989	320	(120)	104 Studio 164 1 Bed 52 2 Bed	Rental	20% low income units 20% moderate income units SFRA area
7. 300 Third St. and Folsom	1989	233		36 Studio 115 1 Bed 82 2-3 Beds	Condos	All market rate SFRA area
8. 1755 Geary Blvd.	1989	156	(31)	28 Studio 66 1 Bed 57 2 Bed 5 3 Bed	Rental	20% low income units SFRA area
9. Fillmore Center Turk and Fillmore	1989-1991	1,113	(223)	311 Studio 427 1 Bed 343 2 Bed 32 3 Bed	Rental	20% low income units SFRA area (190 units completed in 1989)

Project Name/Address	Year of Completion	Total Units	# Lower Inc. Units	Unit Mix	Tenure	Comments
10. Metro Place 737 Post St.	1989	255	(84)	148 Studio 66 1 Bed 41 2 Bed	Rental	33% low income units For profit sponsor
11. 840 Post & Sutter	1989	185		40 Studio 120 1 Bed	Rental	
12. Morgan Heights 600 Earl	1989	63	(63)	36 2 Bed 27 3 Bed	Condos Family	Low or moderate income Non-profit sponsor/SFRA
13. Coleridge Park 3333 Mission Street	1989	49	(49)	2 Studio 43 1 Bed 4 2 Bed	Rental Elderly	All very low income units Non-profit sponsor
14. 483 Valencia	1989	20	(20)	1 1 Bed 2 2 Bed 17 3 Bed	Rental Family	All very low income units Non-profit sponsor
15. 926 Fillmore	1989	25	(25)	7 Studio 18 1 Bed	Rental for Handicapped	All low income units Non-profit sponsor
16. Poly High 701 Frederic	1989	114	(114)	16 1 Bed 26 2 Bed 28 3 Bed 44 4 Bed	Condos Family	All low or moderate income units Non-profit sponsor
17. Bayside Senior Housing Broadway and Powell	1990	31	(31)	31 Studio	Rental Senior	Very low income units Non-profit sponsor

Project Name/Address	Year of Completion	Total Units	# Lower Inc. Units	Unit Mix	Tenure	Comments
18. Hills Plaza Folsom & Spear	1990	88		85 2-3 Beds.	Condos	Luxury units
19. 2155 Mission	1990	47	(18)	4 Studio 11 1 Bed 16 2 Bed 8 3 Bed	Rental Family	40% low income units Non-profit sponsor
20. Delancey Street 1st @ Embarcadero	1990	177	(177)	177 2 Bed	Rental	All program user units Non-profit sponsor/SFRA
21. Ocean Beach Estates Great Highway	1990	110		4 2 Bed 106 3 Bed	3-story Flats	Market Rate for Sale

LIST 2

MAJOR PROJECTS UNDER CONSTRUCTION

	Project Name/Address	Units	Mod. Units	Tenure	Comments
1.	Fillmore Center	1,113	(223)	Rental	Over 700 units completed
2.	Bayshore Towers 201 Harrison	288		TBD	
3.	Plaza West 1123 Pierce St.	208	(208)	Family	Very low income units
4.	623 Geary at Jones	163			
5.	959 Powell Sacramento	93		Condos	
6.	Pineview Broadway & Mason	70	(70)	Rental	All very low income
7.	601 Fourth St. Lofts	35		Condos	Live/Work Condos
8.	1650 Jackson at Van Ness	70		Condos	
9.	1700 Van Ness & Sacramento	51		Condos	
10.	240 Harrison & Main	288			
11.	Van Ness/Eddy	18		Rental	
12.	Lombard Plaza 111 Chestnut St.	282		Condos/ Rental	118 Elderly Rental 164 Condos
	TOTAL	2,679			

LIST 3

Listed below are the major projects authorized for construction in 1989 and in 1990.

BBI APPROVED PROJECTS IN 1989
(20+ Units)

Projects/Addresses	# Units
118 Diamond	20
1555 Hayes	24
1340 Clay	30
777 Broadway	31
1345 Fillmore	36
2075 Sutter	38
391 Valencia	40
1405 Van Ness	51
1425 Fillmore	56
1650 Jackson	69
1410 Steiner	75
77 Dow Place	85
1330 Steiner Street	103
101 Taylor	105
1420 Turk	142
1515 Eddy	173
888 O'Farrell	262
1510 Eddy Street	321
TOTAL	1,661

BBI APPROVED PROJECTS
(from Jan. 1990 to August 1990)
(20+ Units)

Projects/Addresses	# Units
195 - 7th Street	32
1700 Van Ness Avenue	51
601 - 4th Street	85
401 Main Street	240
1420 Turk Street	294
180 7th Street	26
473 Ellis Street	61
TOTAL	789

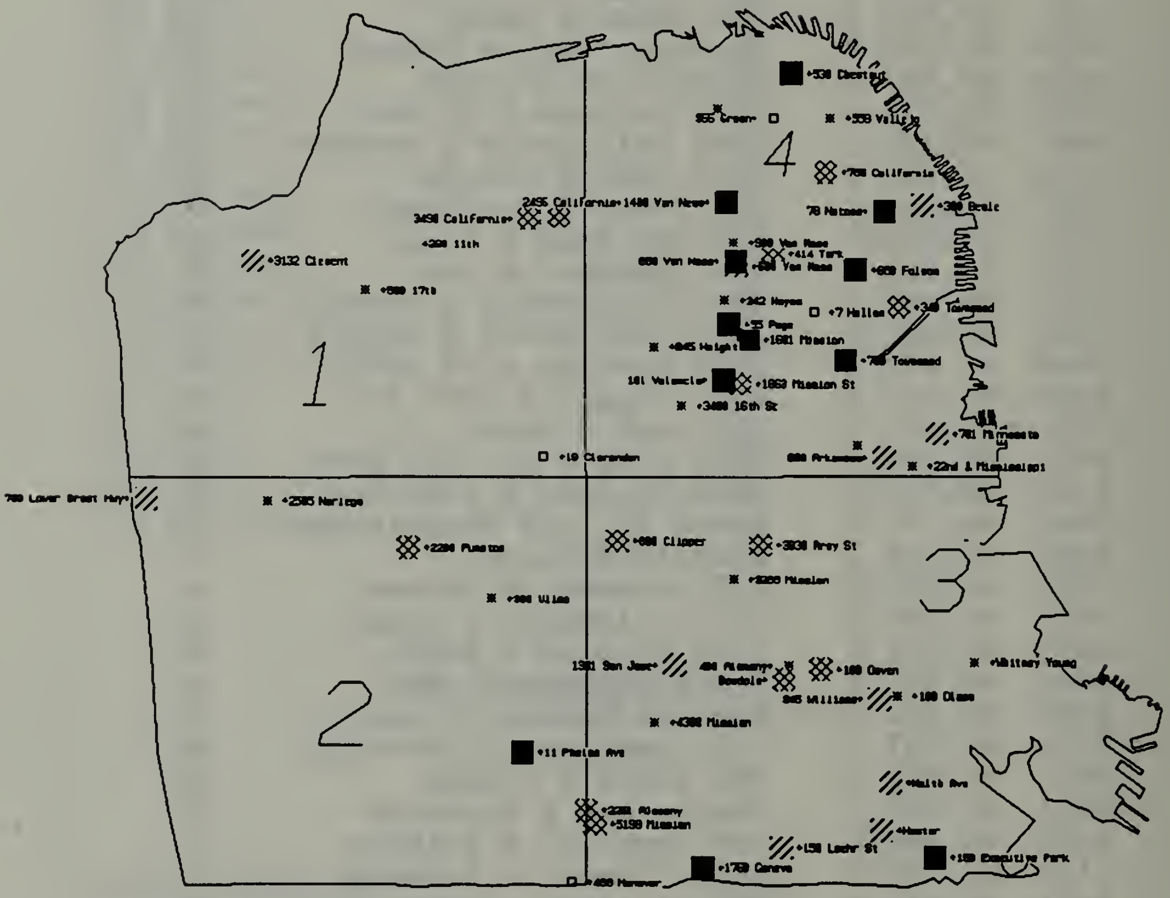
LIST 4

MAJOR RESIDENTIAL PROJECTS CURRENTLY UNDER REVIEW

DEPARTMENT OF CITY PLANNING, SEPTEMBER 18, 1990

ASSRS BLK	CASE NO	ADDRESS	NO OF UNITS
5615	89.369 C	3299 Mission @ Fair	11
6798	89.138 C	4380 Mission @ Theresa	11
145	89.083 E	559-567 Vallejo @ Romolo	11
5843	90.200 E	400 Alemany @ Folsom	12
4073	89.278 D	772-790 Rhode Is bt 19/20	12
4103	90.483 S	22nd @ Mississippi	12
523	89.584 C	1438 Filbert @ Polk	12
2876	90.079 C	300 Ulloa @ Kensington	13
861	89.082 C	645 Haight @ Pierce	13
809	89.502 V	342 Hayes @ Gough	14
4711	90.499 S	Whitney Young @ Hudson	15
3578	88.813 S	17th St. @ Dolores	15
2069	88.378 C	2505 Noriega @ 32 Ave	15
654	90.195 C	2495 California @ Steiner	15
3558	90.405 E	3400 16th @ Church	18
5407	88.113 C	100 Diana @ Williams	18
718	90.312 C	900 Van Ness @ Ellis	18
3786	90.383 E	340 Townsend @ 4th	20
1032	89.436 C	3201 California @ Presidi	20
1019	89.201 D	3490 California @ Locust	22
3548	90.492 E	1863 Mission @ 14 th	24
6543	90.124 C	600 Clipper @ 25th St.	24
336	90.091 C	414 Turk @ Hyde	24
6571	90.407 C	3330 Army @ So. Van Ness	25
2336	88.751 C	2200 Funston @ 14th Ave	26
5861	88.774 C	Gaven ST. Off Bowdoin/280	30
5861	90.498 S	Bowdoin @ Colby	31
7030	90.308 E	2251 Alemany @ Geneva	41
242	90.035 E	750 California @ Grant	42
6463	89.372 C	5199 Mission @ Rolph	48
4060	90.442 E	701 Minnesota @ 19th	54
4720	90.500 S	Keith @ Hudson	62
6724	90.037 E	1301 San Jose @ Bosworth	68
3747	90.081 E	300 Beale @ Folsom	68
5054	89.126 C	Hestor Ave @ Bayshore	72
6300	90.494 C	150 Lochr St @ Britton	75
1401	88.187 C	3132 Clement - Safeway	77
5423	90.011 E	345 Williams @ Newhall	90
763	89.627 E	600 Van Ness @ Golden Gat	90
1592	87.081 C	700 Great Highway @ Balbo	90
4034	89.528 E	Arkansas btw 18 & 19 St	94
3752	90.218 E	869 Folsom Btw 4th & 5th	108
6423	89.697 E	1750 Geneva nr Brookdale	120
854	88.811 C	55 Page @ Gough	128
52	89.473 E	530 Chestnut Bauer/Schw	130
3799	90.366 E	700 Townsend @ King	140
3504	90.544 E	101 Valencia @ McCoppin	145
3180	90.565 E	11 Phelan Ave @ Ocean	146
666	89.037 E	Van Ness, Pin, Franklin	252
763	89.573 E	650 Van Ness @ Turk	287
3514	90.321 E	1601 Mission @ S. Van Nes	496
3721	90.109 E	78-82 Natoma off 2nd St.	560
4991	90.299 E	150 Executive Park @ Harn	600
		TOTAL	4564

MAJOR RESIDENTIAL PROJECTS UNDER REVIEW*


1
2
3
4
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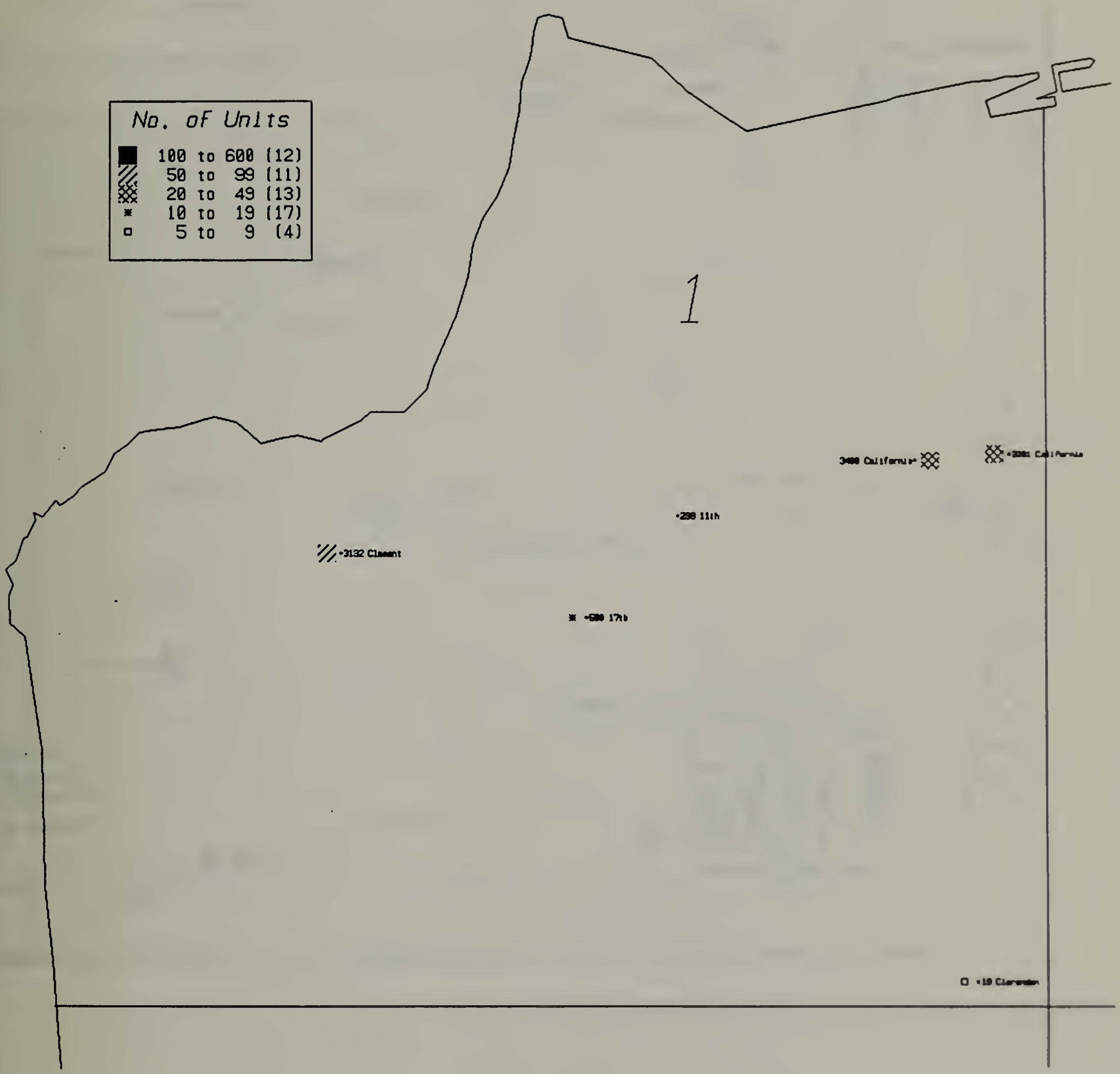
555 Green
+550 Vallejo
+700 California
1400 Van Ness
78 Natoma
+300 Beale
+414 Turk
+650 Folsom
+242 Hayes
+7 Hallam
+340 Townsend
+55 Page
+1801 Mission
+845 Haight
+700 Townsend
101 Valencia
+1863 Mission St
+3400 16th St
+701 Minnesota
+22nd & Mississippi
+19 Clarendon
2455 California
3450 California
+200 11th
+3132 Clement
+500 17th
700 Lower Great Hwy
+2585 Noriega
+2200 Funston
+600 Clipper
+3030 Army St
+3250 Mission
+300 Ulloa
1301 San Jose
Bowdoin
+100 Oliver
945 Williams
+100 Olmo
+Whitney Young
+4300 Mission
+11 Phelan Ave
+Keith Ave
+2281 Alemany
+5198 Mission
+Hunter
+150 Lochr St
+1750 Geneva
+150 Executive Park
+400 Hanover

San Francisco Dept. of City Planning
September 17, 1990

*Mostly Projects Requiring City
Planning Commission Approval

See Enlarged Quadrant Sheets for Detail

No. of Units	
■	100 to 600 (12)
▨	50 to 99 (11)
⊠	20 to 49 (13)
*	10 to 19 (17)
□	5 to 9 (4)


No. of Units
■ 100 to 600 (12)
▨ 50 to 99 (11)
▩ 20 to 49 (13)
✱ 10 to 19 (17)
▫ 5 to 9 (4)
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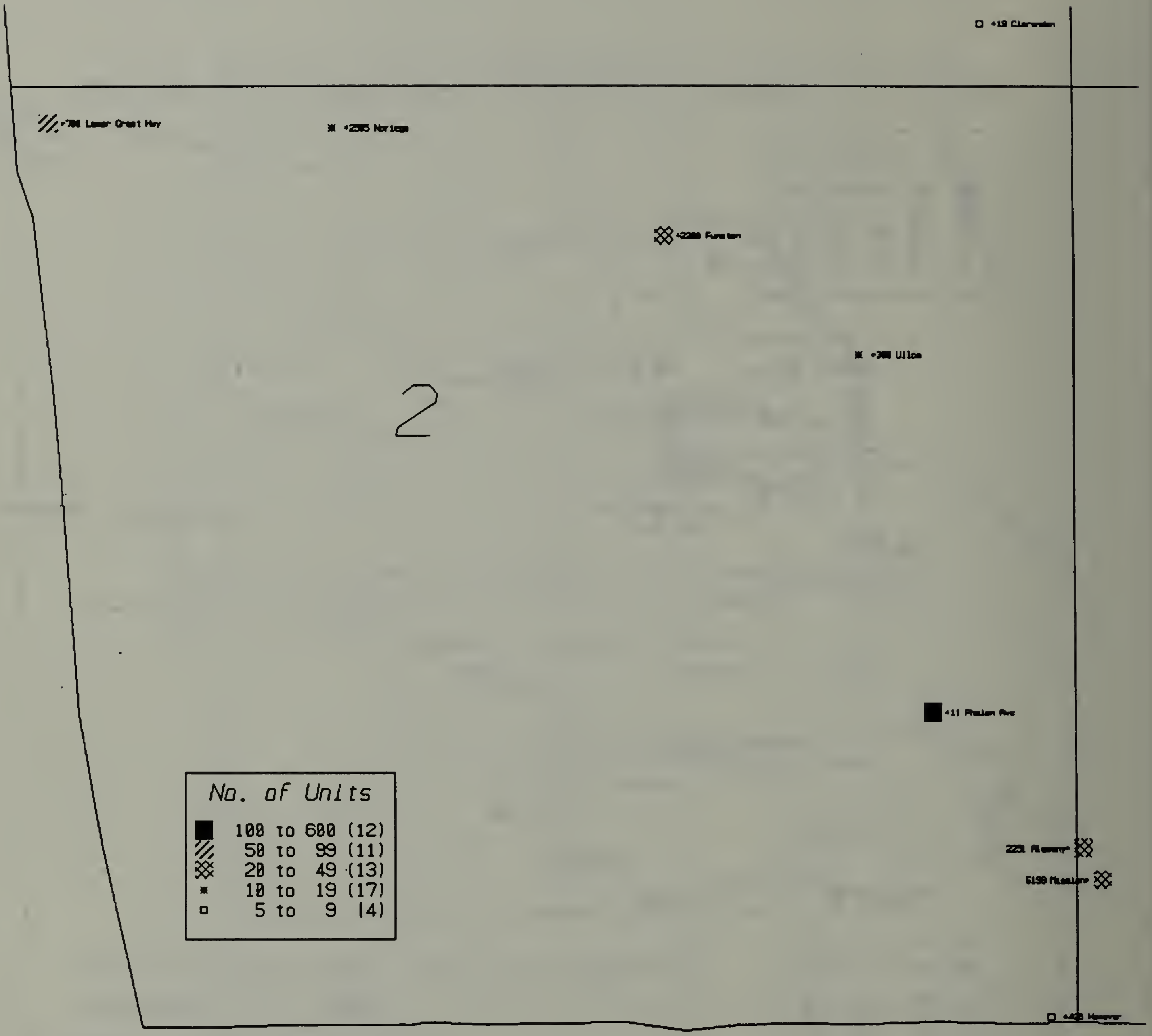
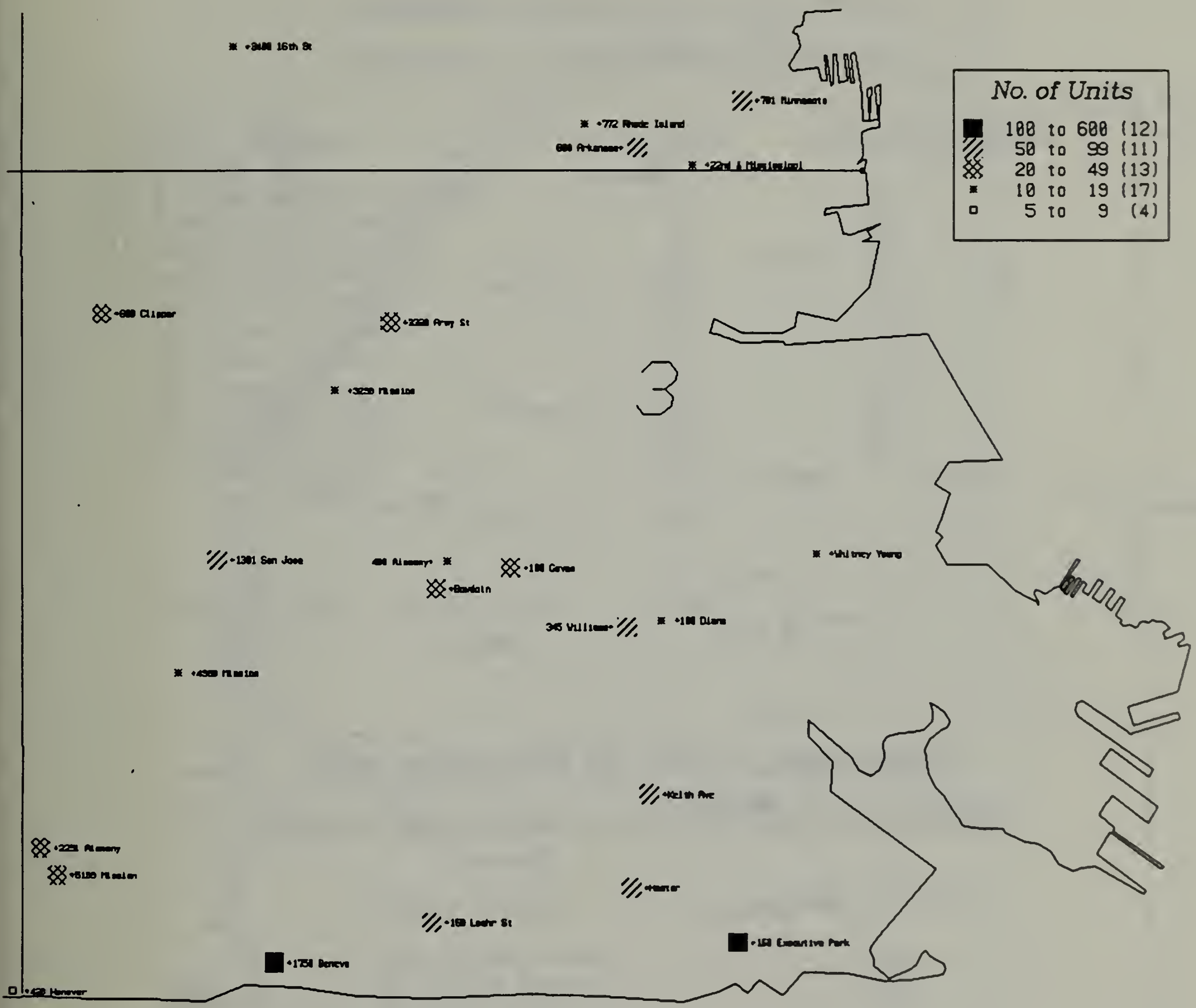
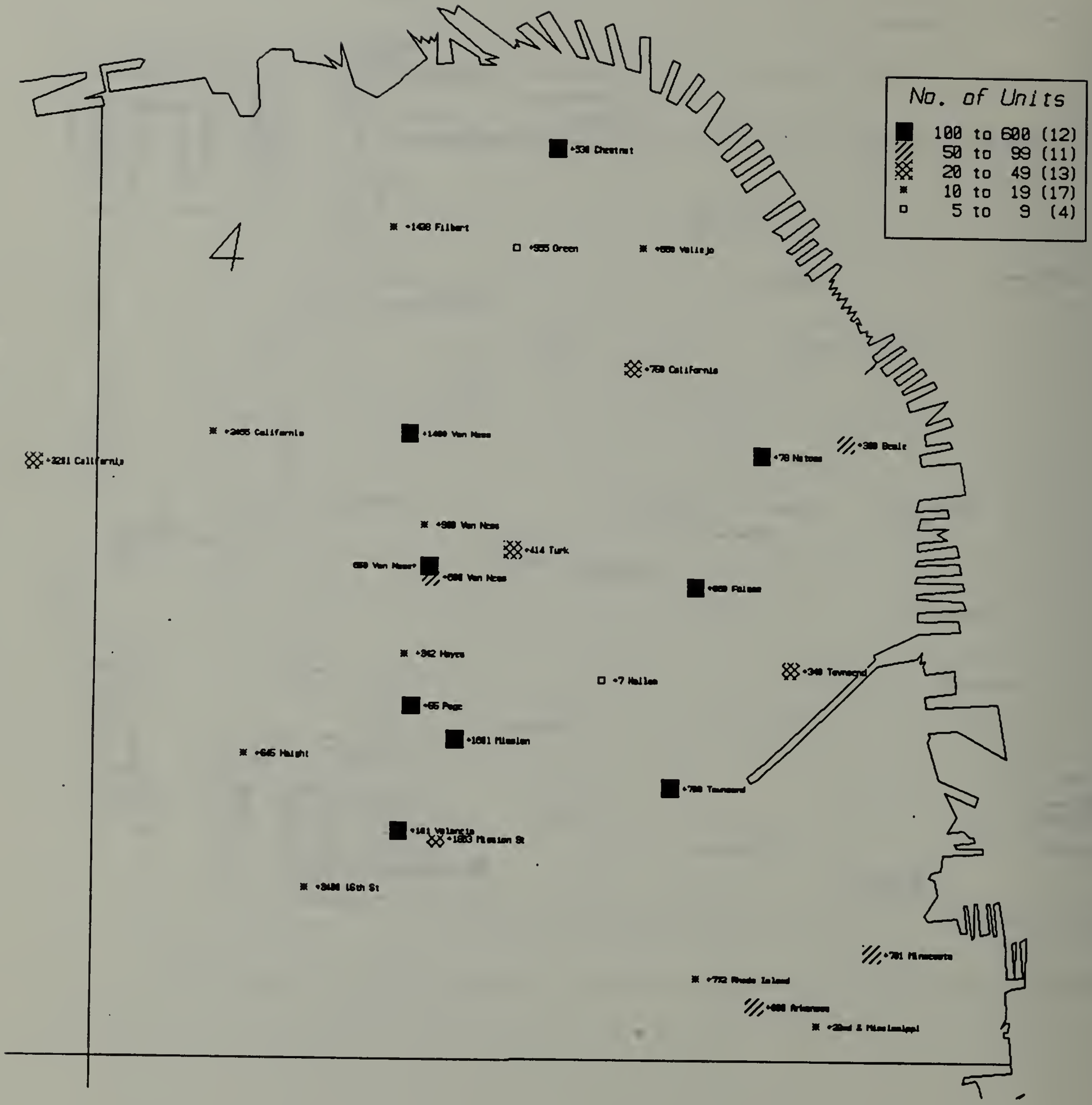
3400 California
•[illegible] California
•298 11th
•3132 Clement
•600 17th
•10 Clarendon


□ +19 Clarendon
▨ +700 Lower Great Hwy
✻ +2585 Noriega
▩ +2200 Funston
✻ +300 Ulloa
2
■ +11 Phelan Ave
2251 Alemany+ ▩
6198 Mission+ ▩
□ +425 Hanover
No. of Units
■ 100 to 600 (12)
▨ 50 to 99 (11)
▩ 20 to 49 (13)
✻ 10 to 19 (17)
□ 5 to 9 (4)

+3400 16th St
+701 Minnesota
+772 Rhode Island
600 Arkansas+
+22nd & Mississippi
No. of Units
■ 100 to 600 (12)
▨ 50 to 99 (11)
▩ 20 to 49 (13)
✳ 10 to 19 (17)
□ 5 to 9 (4)
+600 Clipper
+2220 Army St
+3250 Mission
3
+1301 San Jose
400 Alemany+
+100 Cevas
+Bowdoin
+Whitney Young
345 Williams+
+100 Diana
+4300 Mission
+Keith Ave
+2251 Alemany
+5100 Mission
+Hester
+150 Loehr St
+150 Executive Park
+1750 Geneva
+420 Hanover


No. of Units
■ 100 to 600 (12)
▨ 50 to 99 (11)
⊠ 20 to 49 (13)
* 10 to 19 (17)
□ 5 to 9 (4)
4
+530 Chestnut
+1430 Filbert
+955 Green
+650 Vallejo
+750 California
+2455 California
+1400 Van Ness
+3281 California
+78 Natoma
+300 Beale
+900 Van Ness
+414 Turk
650 Van Ness+
+600 Van Ness
+850 Folsom
+342 Hayes
+7 Hallam
+340 Townsend
+65 Page
+1661 Mission
+645 Haight
+780 Townsend
+161 Valencia
+1853 Mission St
+3400 16th St
+701 Minnesota
+772 Rhode Island
+800 Arkansas
+22nd & Mississippi

LIST 5

AFFORDABLE HOUSING PROJECTS UNDER REVIEW

Department of City Planning, October 1990

Project Address	No. of Units	Percent Affordable
1272 So.Van Ness Avenue*	12	100
3400 Sixteenth Street	18	100
1863 Mission Street*	24	100
3330 Army Street	28	100
1400 Pine Street*	54	100
464 Valencia Street*	63	100
150 Loehe Street	75	30
100 Alemany Blvd.*	120	100
700 Townsend Street	140	100
101 Valencia Street	145	62
11 Phelan Street	146	100
TOTAL	825	

* Projects under informal review

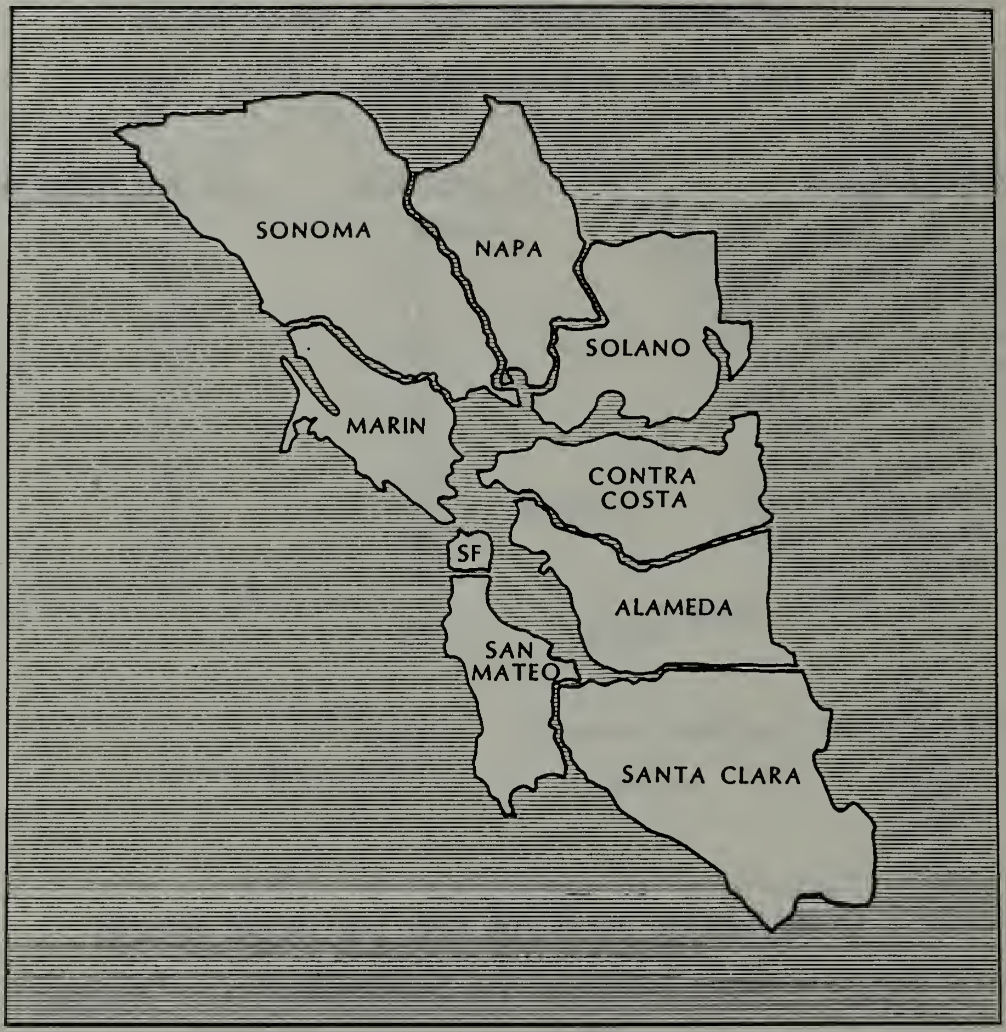
GROUP HOUSING UNITS FOR VERY LOW INCOME PERSONS

PROJECTS UNDER REVIEW BY THE MAYOR'S OFFICE OF HOUSING

Project Address	No. of Units
2380 Folsom Street	16
141 Leland Avenue	50
150 Ninth Street	57
240 Hyde Street	77
525 Bryant Street	200
625 Bryant Street	200
1001 Polk Street	200
160, 216, 385 Eddy Street	268
TOTAL	1,058

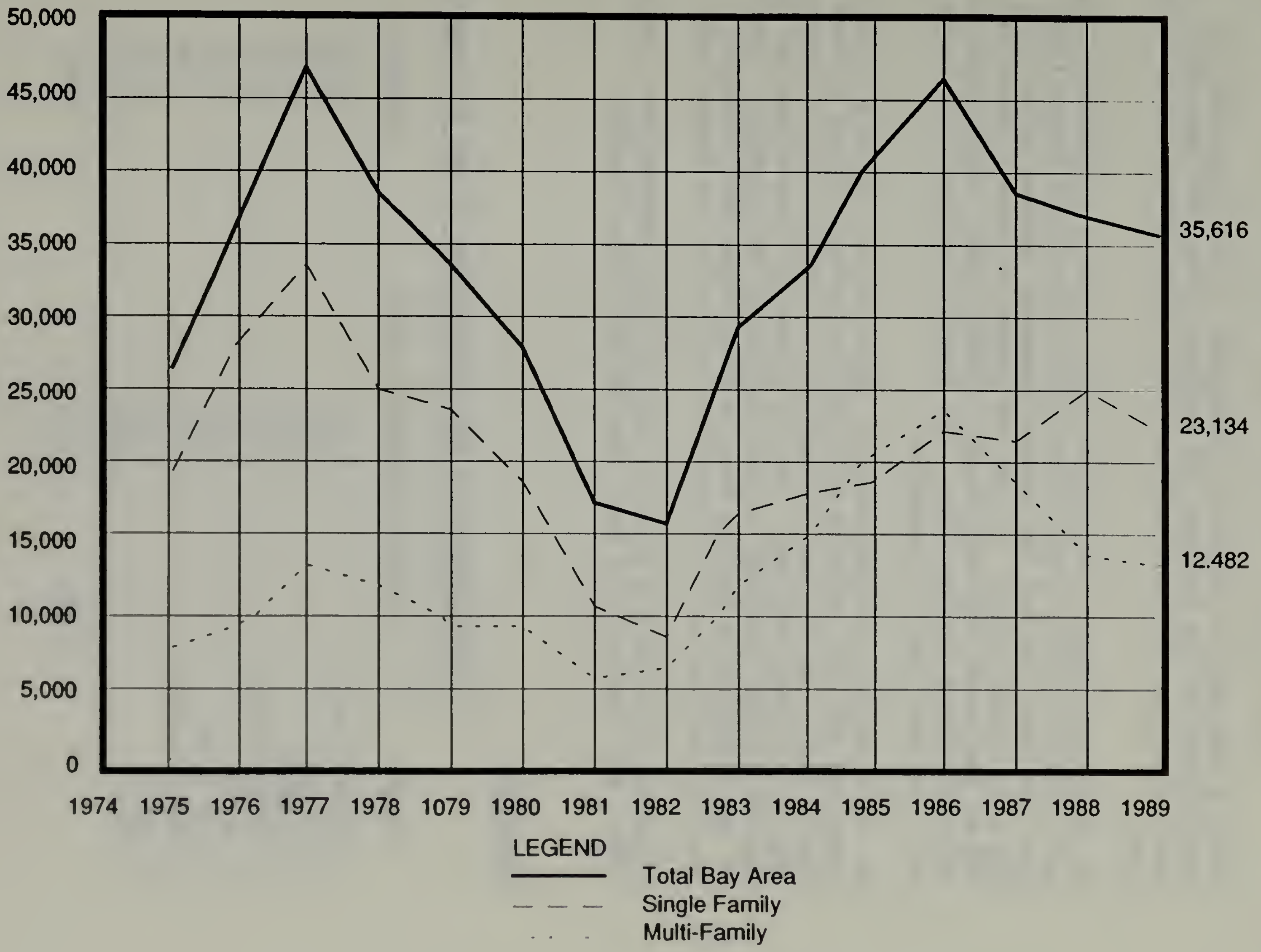
* Includes single room occupancy hotel (SRO) rooms, group housing units and homeless shelter beds.

BAY AREA NINE COUNTY REGION


SONOMA
NAPA
SOLANO
MARIN
CONTRA COSTA
SF
ALAMEDA
SAN MATEO
SANTA CLARA

Graph 5

BAY AREA HOUSING TRENDS - Single and Multi-Family Construction - 1975 - 1989



REGIONAL PERSPECTIVE

K. BAY AREA NINE COUNTY REGION

Graph 5 and Table 15 show that the number of units approved for construction in the Bay Area has declined since 1986 when 45,702 units were authorized for construction. Only 35,616 units were authorized in 1989.

As in previous years, the counties with the most residential construction were Alameda, Contra Costa, Santa Clara, Solano and Sonoma (87%). The East and South Bay had the greatest apparent housing growth (52% of the Bay Area annual total). Solano and Sonoma followed in the North Bay with 30% of the annual Bay Area growth. Solano County experienced the greatest increase from a previous year. San Francisco accounted for only 6% of the Bay Area total housing production.

Of the total Bay Area approvals of 35,616 units, 64% were single family homes and 36% were units in multi-unit buildings. Graph 5 shows that more single family housing has been approved in the Bay Area in recent years than multi-family housing. This is a reversal from a previous trend towards greater densities in new residential developments. San Francisco is the exception in the Bay Area in that single family housing construction approvals accounted for only 5% of the annual total.

Statewide there were a total of 237,747 units approved for construction in 1989: 68% single family units and 34% multi-family units.

TABLE 15.

UNITS AUTHORIZED FOR CONSTRUCTION IN THE BAY AREA COUNTIES

County	Units Authorized - 1989	Percent
1. Contra Costa	7,670	21.5%
2. Solano	6,233	17.5%
3. Alameda	6,028	16.9%
4. Santa Clara	4,859	13.6%
5. Sonoma	4,518	12.6%
6. San Mateo	2,420	6.7%
7. San Francisco	2,148	6.0%
8. Marin	1,414	3.9%
9. Napa	966	2.7%
TOTAL	37,712	100%

PART II: DATA TABLES

TABLE 1
Net Change in Housing Structures and Units - 1989

Structure Type	STRUCTURES Number	STRUCTURES Percent	UNITS Number	UNITS Percent
Single Family	98	43.6%	98	4.2%
Two Units	53	23.6%	106	4.5%
Three Units	27	12.0%	81	3.5%
Four Units	7	3.1%	28	1.2%
5 to 9 Units	21	9.3%	133	5.7%
10 to 19 Units	6	2.7%	62	2.6%
20 or more Units	13	5.8%	1,837	78.3%
TOTAL	**225**	100.0%	**2,345**	100.0%

TABLE 2
San Francisco Housing Stock
December, 1989

Structure Type	Number of Units	Percent
Single Family	110,996	33.8%
Two Units	36,534	11.1%
3 to 4 Units	35,466	10.8%
5 to 9 Units	36,984	11.3%
10 or more Units	108,081	32.9%
TOTAL	**328,061**	100.0%

TABLE 3
Housing Units Certified Complete - 1989
by Structure Type

Structure Type	STRUCTURES Number	STRUCTURES Percent	UNITS Number	UNITS Percent
Single Family	133	47.3%	133	5.2%
Two Units	61	21.7%	122	4.7%
Three Units	29	10.3%	87	3.4%
Four Units	8	2.8%	32	1.2%
5 to 9 Units	21	7.5%	133	5.2%
10 to 19 Units	13	4.6%	158	6.1%
20 or more Units	16	5.7%	1,908	74.2%
TOTAL	**281**	100.0%	**2,573**	100.0%

TABLE 4
Housing Units Certified Complete - 1989
by Bedroom Type

Bedroom Type	Units	Percent
Studio	367	14.3%
One Bedroom	924	35.9%
Two Bedroom	717	27.9%
Three Bedroom	227	8.8%
Four or More	77	3.0%
Not Known	261	10.1%
TOTAL	**2,573**	100.0%

TABLE 5
Private and Public Sector Share of Completed Units - 1989

Source	Type	Units	Percent
Public	Housing Authority	0	0.0%
Public	Non-Profit Sponsor	271	10.5%
Public	Redevelopment	1,196	46.5%
Private		1,106	43.0%
	TOTAL	2,573	100%

TABLE 6
Housing Units Authorized for Construction by Building Permit - 1989
San Francisco and the Bay Area by County

County	Single Family	Multi-Family	Total	% Single Family of Total
Alameda	3,067	2,961	6,028	50.9%
Contra Costa	5,462	2,208	7,670	71.2%
Marin	884	630	1,514	58.4%
Napa	884	82	966	91.5%
San Francisco	147	1,361	1,508	9.7%
San Mateo	1,085	1,335	2,420	44.8%
Santa Clara	2,548	2,311	4,859	52.4%
Solano	5,400	833	6,233	86.6%
Sonoma	3,657	861	4,518	80.9%
Total	23,134	12,582	35,716	64.8%

TABLE 7
Housing Units Authorized for Construction by Building Permit - 1989
San Francisco and the Bay Area by County

Year	Bay Area Total	Bay Area Total minus San Francisco	Multi-Family Bay Area Total minus San Francisco	Single Family Bay Area Total minus San Francisco	San Francisco Total	San Francisco Multi-Family	San Francisco Single Family
1980	27,852	26,650	8,495	18,155	1,202	1,012	190
1981	16,576	15,334	5,003	10,331	1,242	1,159	83
1982	15,412	14,197	5,535	8,662	1,215	1,065	150
1983	29,126	27,959	11,038	16,921	1,167	1,011	156
1984	33,295	31,982	14,312	17,670	1,313	904	409
1985	40,502	39,023	20,259	18,764	1,479	1,306	173
1986	45,702	43,665	21,538	22,127	2,037	1,898	139
1987	39,969	37.527	16,098	21,429	2,442	2,287	155
1988	37,495	35,564	10,697	24,867	1,931	1,774	157
1989	35,716	34,208	22,987	11,221	1,508	1,361	147

TABLE 8
Housing Units Demolished - 1989
by Structure Type

	STRUCTURES		UNITS	
Structure Type	Number	Percent	Number	Percent
Single Family	35	62.5%	35	15.4%
Two Units	8	14.3%	16	7.0%
Three Units	2	3.6%	6	2.6%
Four Units	1	1.8%	4	1.8%
5 to 9 Units	0	0.0%	0	0.0%
10 to 19 Units	7	12.5%	96	42.1%
20 or more Units	3	5.4%	71	31.1%
TOTAL	**56**	100.0%	**228**	100.0%

TABLE 12
Net Change in Housing Units - 1989
Planning Districts in Rank Order

Rank	Planning District	Dist #	Net Change	Percent
1	South Of Market	9	495	21.1%
2	Downtown	4	440	18.8%
3	Western Addition	5	412	17.6%
4	Northeast	3	399	17.0%
5	Inner Sunset	14	134	5.7%
6	South Bayshore	10	102	4.3%
7	Outer Sunset	15	82	3.5%
8	South Central	12	79	3.4%
9	Bernal Heights	11	76	3.2%
10	Mission	8	68	2.9%
11	Buena Vista	6	59	2.5%
12	Central	7	38	1.6%
13	Richmond	1	36	1.5%
14	Ingleside	13	26	1.1%
15	Marina	2	(101)	-4.3%
	TOTAL		2,345	100.0%

TABLE 13
Net change in Housing Units - 1989
Districts in Rank Order by Structure Type

	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or more Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	30	Richmond	41	South Bayshore	63	South Central	24	South Of Market	458
2	South Bayshore	25	Mission	32	Western Addition	18	South Of Market	23	Downtown	440
3	Ingleside	16	Central	30	Northeast	16	Outer Sunset	20	Northeast	384
4	Bernal Heights	12	Buena Vista	29	Buena Vista	15	Western Addition	15	Western Addition	371
5	South Of Market	9	Outer Sunset	16	Central	8	Buena Vista	14	Inner Sunset	114
6	Outer Sunset	8	Bernal Heights	15	Mission	7	Mission	10	Bernal Heights	49
7	Inner Sunset	6	Inner Sunset	14	Outer Sunset	6	Richmond	2	Outer Sunset	32
8	Buena Vista	1	South Bayshore	14	Bernal Heights	0	Bernal Heights	0	Mission	20
9	Marina	1	Ingleside	10	Downtown	0	Central	0	South Central	20
10	Central	0	Western Addition	10	Ingleside	0	Downtown	0	Buena Vista	0
11	Downtown	0	South Central	5	Inner Sunset	0	Ingleside	0	Central	0
12	Northeast	0	South Of Market	5	Marina	0	Inner Sunset	0	Ingleside	0
13	Mission	(1)	Downtown	0	Richmond	0	Northeast	0	Richmond	0
14	Western Addition	(2)	Northeast	(1)	South Central	0	South Bayshore	0	South Bayshore	0
15	Richmond	(7)	Marina	(5)	South Of Market	0	Marina	(46)	Marina	(51)
TOTAL		98		215		133		62		1,837
Percent		4.2%		9.2%		5.7%		2.6%		78.3%

TABLE 14
Housing Units Certified Complete - 1989
Planning Districts in Rank Order

Rank	Planning District	Dist #	New Units	Percent
1	South Of Market	9	501	19.5%
2	Downtown	4	440	17.1%
3	Western Addition	5	418	16.2%
4	Northeast	3	404	15.7%
5	Inner Sunset	14	136	5.3%
6	South Bayshore	10	103	4.0%
7	Outer Sunset	15	85	3.3%
8	South Central	12	83	3.2%
9	Bernal Heights	11	79	3.1%
10	Mission	8	71	2.8%
11	Central	7	64	2.5%
12	Richmond	1	61	2.4%
13	Buena Vista	6	59	2.3%
14	Marina	2	42	1.6%
15	Ingleside	13	27	1.0%
	TOTAL		**2,573**	**100.0%**

TABLE 15
Housing Units Completed - 1989
Districts in Rank Order by Structure Type

	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	34	Richmond	43	South Bayshore	63	Marina	38	South Of Market	458
2	South Bayshore	26	Central	32	Western Addition	18	South Central	24	Downtown	440
3	Ingleside	17	Mission	32	Northeast	16	South Of Market	23	Northeast	384
4	Bernal Heights	15	Buena Vista	29	Buena Vista	15	Outer Sunset	20	Western Addition	371
5	Outer Sunset	11	Outer Sunset	16	Central	8	Western Addition	15	Inner Sunset	114
6	South Of Market	9	Bernal Heights	15	Mission	7	Buena Vista	14	Bernal Heights	49
7	Inner Sunset	8	Inner Sunset	14	Outer Sunset	6	Richmond	14	Outer Sunset	32
8	Central	4	South Bayshore	14	Bernal Heights	0	Mission	10	Central	20
9	Richmond	4	Western Addition	14	Downtown	0	Bernal Heights	0	Mission	20
10	Marina	2	South Of Market	11	Ingleside	0	Central	0	South Central	20
11	Mission	2	Ingleside	10	Inner Sunset	0	Downtown	0	Buena Vista	0
12	Buena Vista	1	South Central	5	Marina	0	Ingleside	0	Ingleside	0
13	Downtown	0	Northeast	4	Richmond	0	Inner Sunset	0	Marina	0
14	Northeast	0	Marina	2	South Central	0	Northeast	0	Richmond	0
15	Western Addition	0	Downtown	0	South Of Market	0	South Bayshore	0	South Bayshore	0
TOTAL		133		241		133		158		1,908
Percent		5.2%		9.4%		5.2%		6.1%		74.2%

TABLE 16
Housing Units Certified Complete - 1989
Districts in Rank Order by Bedroom Type

	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More Bedrooms	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Downtown	188	South Of Market	242	South Of Market	203	South Bayshore	50	Inner Sunset	47
2	Northeast	104	Western Addition	198	Western Addition	179	South Central	44	South Central	8
3	South Of Market	36	Downtown	186	Northeast	62	Inner Sunset	35	Richmond	4
4	Western Addition	35	Northeast	164	Downtown	41	Mission	29	South Of Market	4
5	Bernal Heights	2	Bernal Heights	45	South Bayshore	38	Ingleside	16	Outer Sunset	3
6	Central	1	Outer Sunset	32	Buena Vista	34	Central	12	Marina	2
7	Richmond	1	Inner Sunset	16	Outer Sunset	30	Western Addition	12	South Bayshore	2
8	Buena Vista	0	Mission	15	Inner Sunset	27	Buena Vista	8	Western Addition	2
9	Ingleside	0	Central	10	Marina	27	Outer Sunset	8	Bernal Heights	1
10	Inner Sunset	0	Buena Vista	4	Richmond	26	Bernal Heights	5	Buena Vista	1
11	Marina	0	South Bayshore	4	South Central	17	Richmond	5	Central	1
12	Mission	0	South Central	4	Mission	12	South Of Market	2	Ingleside	1
13	Outer Sunset	0	Richmond	2	Bernal Heights	9	Northeast	1	Mission	1
14	South Bayshore	0	Ingleside	1	Central	9	Downtown	0	Downtown	0
15	South Central	0	Marina	1	Ingleside	3	Marina	0	Northeast	0
TOTAL		367		924		717		227		77
Percent		15.9%		40.0%		31.0%		9.8%		3.3%

NOTE: 261 Units have an unknown number of bedrooms.

TABLE 17
Housing Units Demolished - 1989
Districts in Rank Order

Rank	Planning District	Dist #	Demolished Units	Percent
1	Marina	2	143	62.7%
2	Central	7	26	11.4%
3	Richmond	1	25	11.0%
4	Western Addition	5	6	2.6%
5	South Of Market	9	6	2.6%
6	Northeast	3	5	2.2%
7	South Central	12	4	1.8%
8	Mission	8	3	1.3%
9	Bernal Heights	11	3	1.3%
10	Outer Sunset	15	3	1.3%
11	Inner Sunset	14	2	0.9%
12	South Bayshore	10	1	0.4%
13	Ingleside	13	1	0.4%
14	Downtown	4	0	0.0%
15	Buena Vista	6	0	0.0%
	TOTAL		**228**	100.0%

TABLE 18
Housing Units Demolished - 1989
Districts in Rank Order by Structure Type

	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Richmond	11	Marina	7	Bernal Heights	0	Marina	84	Marina	51
2	Central	4	South Of Market	6	Buena Vista	0	Richmond	12	Central	20
3	South Central	4	Northeast	5	Central	0	Bernal Heights	0	Bernal Heights	0
4	Bernal Heights	3	Western Addition	4	Downtown	0	Buena Vista	0	Buena Vista	0
5	Mission	3	Central	2	Ingleside	0	Central	0	Downtown	0
6	Outer Sunset	3	Richmond	2	Inner Sunset	0	Downtown	0	Ingleside	0
7	Inner Sunset	2	Bernal Heights	0	Marina	0	Ingleside	0	Inner Sunset	0
8	Western Addition	2	Buena Vista	0	Mission	0	Inner Sunset	0	Mission	0
9	Ingleside	1	Downtown	0	Northeast	0	Mission	0	Northeast	0
10	Marina	1	Ingleside	0	Outer Sunset	0	Northeast	0	Outer Sunset	0
11	South Bayshore	1	Inner Sunset	0	Richmond	0	Outer Sunset	0	Richmond	0
12	Buena Vista	0	Mission	0	South Bayshore	0	South Bayshore	0	South Bayshore	0
13	Downtown	0	Outer Sunset	0	South Central	0	South Central	0	South Central	0
14	Northeast	0	South Bayshore	0	South Of Market	0	South Of Market	0	South Of Market	0
15	South Of Market	0	South Central	0	Western Addition	0	Western Addition	0	Western Addition	0
TOTAL		35		26		**0**		96		71
Percent		15.4%		11.4%		0.0%		42.1%		31.1%

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type

San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.00	0	0	0	0	0	0	0	0	1	9	0	0	1	33	2	42
103.00	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
104.00	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	1	31	1	31
108.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109.00	0	0	0	0	-1	-3	0	0	0	0	0	0	0	0	-1	-3
110.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
112.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	1	320	1	320
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	1	185	1	185
121.00	0	0	0	0	0	0	0	0	0	0	0	0	1	255	1	255
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	0	-6	-1	-30	-1	-36
126.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.00	0	0	-2	-4	-1	-3	0	0	0	0	-5	-66	-1	-21	-9	-94
128.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
129.00	-1	-1	1	2	0	0	0	0	0	0	0	0	0	0	0	1
130.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.00	0	0	0	0	0	0	0	0	0	0	1	14	0	0	1	14
132.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
134.00	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.00	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
156.00	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
157.00	-1	-1	-1	-2	0	0	0	0	0	0	0	0	0	0	-2	-3
158.00	0	0	-1	-2	1	3	0	0	2	11	1	15	0	0	3	27
159.00	0	0	0	0	0	0	0	0	0	0	0	0	2	346	2	346
160.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
161.00	0	0	0	0	0	0	0	0	0	0	0	0	1	25	1	25
162.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
164.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
165.00	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
166.00	0	0	0	0	0	0	2	8	0	0	0	0	0	0	2	8
167.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168.00	0	0	1	2	1	3	2	8	3	15	1	14	0	0	8	42
169.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170.00	1	1	4	8	0	0	0	0	0	0	0	0	0	0	5	9
171.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	6	6	-1	-2	0	0	-1	-4	0	0	0	0	1	233	5	233
179.01	0	0	0	0	0	0	0	0	0	0	0	0	1	225	1	225
180.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
201.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.00	-1	-1	1	2	3	9	0	0	0	0	0	0	1	20	4	30
203.00	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
204.00	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
205.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
206.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
207.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type

San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
208.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
209.00	0	0	0	0	2	6	0	0	0	0	1	10	0	0	3	16
210.00	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
211.00	-1	-1	0	0	1	3	0	0	0	0	0	0	0	0	0	2
212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213.00	0	0	4	8	0	0	0	0	0	0	0	0	0	0	4	8
214.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
215.00	-1	-1	1	2	0	0	0	0	0	0	0	0	0	0	0	1
216.00	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
217.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
218.00	2	2	2	4	1	3	0	0	0	0	0	0	0	0	5	9
226.00	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
227.00	2	2	4	8	0	0	0	0	0	0	2	23	0	0	8	33
228.00	-1	-1	1	2	0	0	0	0	0	0	0	0	0	0	0	1
229.00	1	1	0	0	0	0	0	0	1	7	0	0	0	0	2	8
230.00	9	9	6	12	0	0	0	0	0	0	0	0	0	0	15	21
231.00	10	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
232.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
233.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
234.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
251.00	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
252.00	2	2	2	4	0	0	0	0	0	0	0	0	0	0	4	6
253.00	0	0	0	0	0	0	0	0	0	0	0	0	1	49	1	49
254.00	4	4	4	8	1	3	0	0	0	0	0	0	0	0	9	15
255.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
256.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
257.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
258.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
259.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
260.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
261.00	9	9	0	0	0	0	0	0	0	0	0	0	1	20	10	29
262.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
263.00	3	3	0	0	0	0	0	0	0	0	2	24	0	0	5	27
264.00	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
301.01	0	0	3	6	0	0	0	0	0	0	0	0	1	114	4	120

APPENDIX TABLE A

Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
301.02	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
302.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
303.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
304.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
305.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
306.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
307.00	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
308.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
309.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
310.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
311.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
312.00	5	5	5	10	0	0	0	0	0	0	0	0	0	0	10	15
313.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
314.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
326.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
327.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
329.00	1	1	0	0	2	6	0	0	1	6	0	0	0	0	4	13
330.00	1	1	0	0	0	0	1	4	0	0	1	10	0	0	3	15
331.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	0	0	0	0	0	0	0	0	0	0	1	10	0	0	1	10
352.00	-2	-2	1	2	0	0	0	0	0	0	0	0	0	0	-1	0
353.00	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
354.00	0	0	0	0	0	0	0	0	0	0	0	0	1	32	1	32
401.00	-1	-1	1	2	0	0	0	0	0	0	0	0	0	0	0	1
402.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
426.00	-1	-1	2	4	2	6	0	0	0	0	-1	-12	0	0	2	-3
427.00	-3	-3	0	0	2	6	1	4	0	0	0	0	0	0	0	7
428.00	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
451.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
452.00	0	0	0	0	0	0	0	0	0	0	1	14	0	0	1	14
476.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
477.00	0	0	2	4	2	6	0	0	0	0	0	0	0	0	4	10
478.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2

APPENDIX TABLE A
Net Change of Housing Units by Census Tract and Structure Type
San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
479.00	-2	-2	1	2	0	0	0	0	0	0	0	0	0	0	-1	0
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
604.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	10	63	0	0	0	0	10	63
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
TOTAL	98	98	53	106	27	81	7	28	21	133	6	62	13	1,837	225	2,345

APPENDIX TABLE B
Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.00	0	0	0	0	0	0	0	0	1	9	0	0	1	33	2	42
103.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
104.00	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	1	31	1	31
108.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
112.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	1	320	1	320
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	1	185	1	185
121.00	0	0	0	0	0	0	0	0	0	0	0	0	1	255	1	255
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
126.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
129.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
130.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.00	0	0	0	0	0	0	0	0	0	0	1	14	0	0	1	14
132.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
134.00	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12

APPENDIX TABLE B
Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.00	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
157.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
158.00	0	0	0	0	1	3	0	0	2	11	1	15	0	0	4	29
159.00	0	0	0	0	0	0	0	0	0	0	0	0	2	346	2	346
160.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
161.00	0	0	0	0	0	0	0	0	0	0	0	0	1	25	1	25
162.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
164.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
165.00	0	0	0	0	0	0	0	0	1	7	0	0	0	0	1	7
166.00	0	0	0	0	0	0	2	8	0	0	0	0	0	0	2	8
167.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168.00	0	0	1	2	1	3	2	8	3	15	1	14	0	0	8	42
169.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170.00	1	1	4	8	0	0	0	0	0	0	0	0	0	0	5	9
171.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	6	6	0	0	0	0	0	0	0	0	0	0	1	233	7	239
179.01	0	0	0	0	0	0	0	0	0	0	0	0	1	225	1	225
180.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
201.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.00	0	0	1	2	3	9	0	0	0	0	0	0	1	20	5	31
203.00	0	0	1	2	0	0	0	0	1	8	0	0	0	0	2	10
204.00	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
205.00	0	0	0	0	0	0	0	0	0	0	0	0	1	20	1	20
206.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
207.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type

San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
208.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
209.00	0	0	0	0	2	6	0	0	0	0	1	10	0	0	3	16
210.00	0	0	0	0	2	6	0	0	0	0	0	0	0	0	2	6
211.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213.00	0	0	4	8	0	0	0	0	0	0	0	0	0	0	4	8
214.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
215.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
216.00	1	1	1	2	1	3	0	0	0	0	0	0	0	0	3	6
217.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
218.00	2	2	2	4	1	3	0	0	0	0	0	0	0	0	5	9
226.00	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
227.00	2	2	4	8	0	0	0	0	0	0	2	23	0	0	8	33
228.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
229.00	2	2	0	0	0	0	0	0	1	7	0	0	0	0	3	9
230.00	10	10	6	12	0	0	0	0	0	0	0	0	0	0	16	22
231.00	10	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
232.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
233.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
234.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
251.00	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
252.00	3	3	2	4	0	0	0	0	0	0	0	0	0	0	5	7
253.00	0	0	0	0	0	0	0	0	0	0	0	0	1	49	1	49
254.00	5	5	4	8	1	3	0	0	0	0	0	0	0	0	10	16
255.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
256.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
257.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
258.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
259.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
260.00	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
261.00	9	9	0	0	0	0	0	0	0	0	0	0	1	20	10	29
262.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
263.00	3	3	0	0	0	0	0	0	0	0	2	24	0	0	5	27
264.00	9	9	0	0	0	0	0	0	0	0	0	0	0	0	9	9
301.01	0	0	3	6	0	0	0	0	0	0	0	0	1	114	4	120

APPENDIX TABLE B
Housing Units Certified Complete by Census Tract and Structure Type
San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
301.02	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
302.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
303.00	2	2	2	4	0	0	0	0	0	0	0	0	0	0	4	6
304.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
305.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
306.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
307.00	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
308.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
309.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
310.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
311.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
312.00	5	5	5	10	0	0	0	0	0	0	0	0	0	0	10	15
313.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
314.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
326.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
327.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
329.00	1	1	0	0	2	6	0	0	1	6	0	0	0	0	4	13
330.00	1	1	0	0	0	0	1	4	0	0	1	10	0	0	3	15
331.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	0	0	0	0	0	0	0	0	0	0	1	10	0	0	1	10
352.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
353.00	8	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8
354.00	0	0	0	0	0	0	0	0	0	0	0	0	1	32	1	32
401.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
402.00	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
426.00	1	1	2	4	2	6	0	0	0	0	0	0	0	0	5	11
427.00	0	0	0	0	2	6	1	4	0	0	0	0	0	0	3	10
428.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
451.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
452.00	0	0	0	0	0	0	0	0	0	0	1	14	0	0	1	14
476.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
477.00	0	0	2	4	2	6	0	0	0	0	0	0	0	0	4	10
478.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4

APPENDIX TABLE B

Housing Units Certified Complete by Census Tract and Structure Type

San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
479.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
604.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	10	63	0	0	0	0	10	63
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
	3	3														
TOTAL	133	133	61	122	29	87	8	32	21	133	13	158	16	1,908	281	2,573

APPENDIX TABLE C
Housing Units Demolished by Census Tract and Structure Type
San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
103.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
104.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
110.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	1	18	1	30	2	48
126.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.00	0	0	2	4	1	3	0	0	0	0	5	66	1	21	9	94
128.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
129.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
130.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C
Housing Units Demolished by Census Tract and Structure Type
San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
156.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
157.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
158.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
159.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
160.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
162.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
164.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
165.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	0	0	1	2	0	0	1	4	0	0	0	0	0	0	2	6
179.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
201.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
203.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
204.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
205.00	0	0	0	0	0	0	0	0	0	0	0	0	1	20	1	20
206.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
207.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C

Housing Units Demolished by Census Tract and Structure Type
San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
208.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
209.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
211.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
214.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
215.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
216.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
217.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
218.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
226.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
228.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
229.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
230.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
231.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
232.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
233.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
234.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
251.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
253.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
254.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
255.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
256.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
257.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
258.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
260.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
261.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
262.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
263.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
264.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
301.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX TABLE C
Housing Units Demolished by Census Tract and Structure Type
San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
301.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
302.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
303.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
304.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
305.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
306.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
307.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
308.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
309.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
310.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
313.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
314.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
326.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
327.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
329.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
330.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
331.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
352.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
353.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
354.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
402.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
426.00	2	2	0	0	0	0	0	0	0	0	1	12	0	0	3	14
427.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
428.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
451.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
452.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
476.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
477.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
478.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2

APPENDIX TABLE C

Housing Units Demolished by Census Tract and Structure Type

San Francisco, 1989

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
479.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
604.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	35	35	8	16	2	6	1	4	0	0	7	96	3	71	56	228

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City Planning Commission

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CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY
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CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

1990

Prepared by the San Francisco Department of City Planning
May 1991

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1990 HOUSING HIGHLIGHTS

HOUSING PRODUCTION

Units Completed. Overall residential construction in 1990 decreased from the 1989 peak year of 2,573 units to 2,065 units.

Units Under Construction. The number of units under construction is currently about 2,500.

Units Under Review. Projects under review in the Department of City Planning totaled over 6,000 units in large housing developments. Twenty of these account for 1,362 affordable units under review.

Units Authorized for Construction. While the number of housing units completed in recent years has increased, the number of units approved for construction has decreased from a high of 2,442 units in 1987, to 1,332 units in 1990.

SINGLE AND MULTI UNIT BUILDINGS

The number of residential buildings constructed in 1990 has decreased from 435 buildings in 1988, to 281 buildings in 1989, to 182 buildings in 1990. This is due to a decrease in the construction of one, two, and three unit buildings and an increase in the larger five or more unit buildings.

TENURE

Rental housing production continues to be strong, with the completion of more rental units at South Beach and Filmore Center Redevelopment areas.

AFFORDABILITY

Approximately 458 new units were completed for lower income households. In 1990, 278 units were sponsored by non-profit organizations, and 357 were built in San Francisco Redevelopment areas. There are about 400 affordable family units under construction, and about 1000 more such units are under review.

DEMOLITIONS

The total number of residential units demolished in 1990 increased as a result of the demolition of 332 vacant public housing units in the Western Addition and also because of continued earthquake related demolition of 44 units. Other private sector residential demolition remained low, but increased from 42 units in 1989 to 57 units in 1990.

REGIONAL

In the entire Bay Area the number of units for which housing construction permits were issued has continued to decrease from 45,702 units in 1986, to 35,616 units in 1989, to 21,601 units in 1990. Bay Area residential demolition permits accounted for the loss of 1,090 units in 1990.

INTRODUCTION

The First Housing Inventory Report was published in 1966 and covered the 1960 to 1966 period. The following year the Department of City Planning published the first annual report of the series.

The Housing Inventory Series summarizes changes in San Francisco's legal housing stock resulting from new construction and demolition of residential units. Over the years, at the request of the City Planning Commission and the general public, the report has been expanded to include more details, such as, units constructed or demolished by zoning classification, units added or eliminated by alteration permits, the number of rental and condominium units, and the level of affordability of units constructed. This year's report has been further expanded to include information on rehabilitation activity by non-profit housing development organizations and annual changes to the stock of residential hotels.

The report is used to monitor changes in San Francisco's housing stock and evaluate housing trends and implementation of housing policies of the City's Residence Element. Part I of this report contains the analysis and findings with tables, graphs and lists, and Part II contains the annual series of tables for units completed or demolished.

The primary data source for the report is Certificates of Final Completion (CFC) and Temporary Permits of Occupancy (TPO) issued by the Bureau of Building Inspection (BBI) for residential projects with units available for occupancy. Other data sources for this report include the Department of Public Work's Bureau of Building Inspection, Central Permit Bureau, Condominium Subdivision Office, and Housing Inspection Divisions; the Department of City Planning; the City Assessors Office; the San Francisco Redevelopment Agency; the Mayor's Office of Housing, and the U.S. Bureau of the Census.

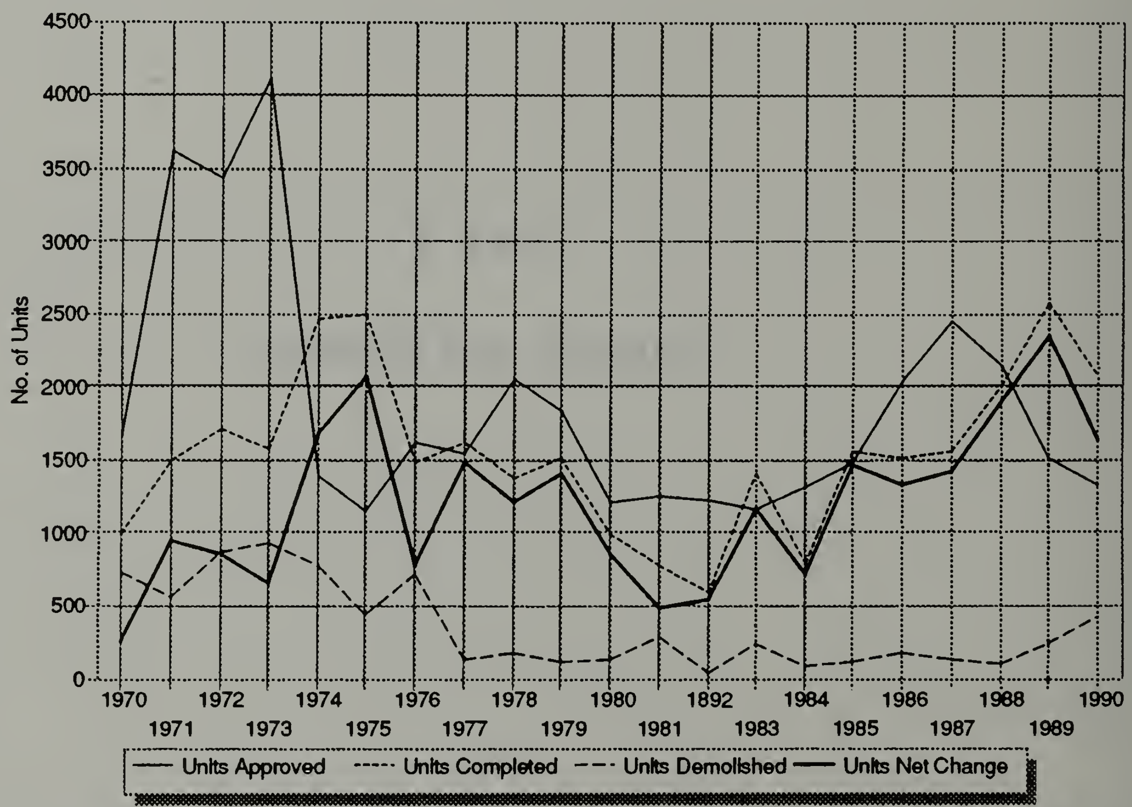
Housing projects are reported by single family and multifamily categories and by unit size (number of bedrooms). Projects and units completed or demolished are aggregated citywide, by census tracts, and Planning Districts. In addition to providing information on projects "completed", the report provides citywide and regional data on residential projects "approved for construction". The report also provides information on the number of projects under construction and under City Planning review. These annual reports permit time series analysis by census tract, planning district, citywide and Bay Area totals.

This year's report is the first to benefit from computer access to BBI's records. Previous reports depended on manual sorting of data from Building Inspector job cards for projects completed. Computer application programs being developed at the Planning Department were also used for the first time to compile the data and produce this report.

Part I

Analysis and Findings

CITYWIDE FINDINGS



Graph 1
SAN FRANCISCO HOUSING TRENDS 1970-1990

A. HOUSING TRENDS - 1970 to 1990

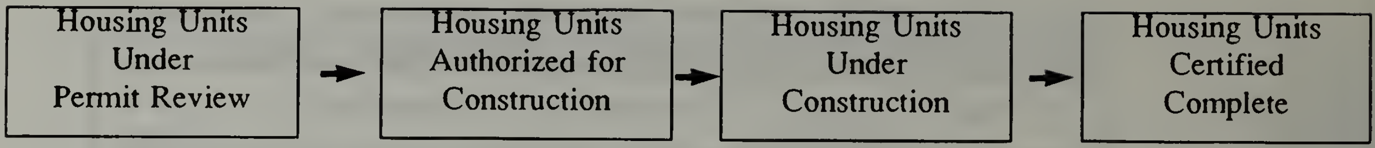
Table I.1 and Graph 1 summarize housing trends since 1970 for units completed, units authorized for construction, and net change to the housing stock. The total housing stock in 1990 is 329,654 units of which 15,578 are new units completed since 1980.

TABLE I.1 - SAN FRANCISCO HOUSING TRENDS

Year	Units Approved	Completions	Demolitions	Net * Change
1970	1,671	990	730	260
1971	3,614	1,497	557	940
1972	3,439	1,713	869	844
1973	4,105	1,578	925	653
1974	1,386	2,454	774	1,680
1975	1,142	2,495	439	2,056
1976	1,622	1,480	707	773
1977	1,536	1,616	136	1,480
1978	2,045	1,375	174	1,201
1979	1,833	1,516	114	1,402
1980	1,202	980	128	852
1981	1,242	780	288	492
1987	1,215	589	42	547
1983	1,167	1,400	233	1,167
1984	1,313	790	79	711
1985	1,479	1,568	105	1,463
1986	2,037	1,568	173	1,334
1987	2,442	1,553	127	1,426
1988	2,148	2,011	104	1,907
1989	1,508	2,573	228	2,345
1990	1,332	2,065	433	1,632
TOTAL	**39,478**	**32,530**	**7,365**	**25,165**

* This column accounts only for units legally completed minus units legally demolished and does not account for other changes in the housing stock occurring from legal or illegal conversions of residential units, alterations which result in units being added or eliminated, illegal secondary units, elimination of units by code enforcement, or residential hotel conversions.

B. HOUSING PRODUCTION


Housing Units Under Permit Review
Housing Units Authorized for Construction
Housing Units Under Construction
Housing Units Certified Complete

A complete picture of housing production consists of units under permit review, units authorized for construction, units under construction, and finally, units certified complete. The number of units in these various stages of housing production is summarized below.

1. Units Under Review

As of April 1991, the Department of City Planning had about 60 housing projects under review, consisting of roughly 5,000 units. These projects are shown in List 4A. An additional 30 projects with about 1,800 units are under informal review by the Department. These totals do not include smaller projects which require only a building permit. Large residential projects recently approved by the City Planning Department are shown in List 4B.

2. Units Authorized for Construction

The number of housing units authorized for construction by San Francisco's Central Permit Bureau has steadily decreased from a peak of 2,442 units in 1987 to 2,148 units in 1988 to 1,508 units in 1989 and finally to 1,332 in 1990. Projects authorized for construction by the Bureau of Building Inspection in 1990 are shown in List 3. Projects approved for construction are generally completed within one or two years from the date of approval.

TABLE I.2 - HOUSING UNITS AUTHORIZED FOR CONSTRUCTION BY BBI

Year	Single	2 Units	3-4 Units	5+ Units	Total Units	Total Buildings
1990	161	88	158	925	1,332	283
1989	147	110	156	1,095	1,508	283
1988	157	138	157	1,696	2,148	314

3. Units Under Construction

There are approximately 2,500 units currently under construction. Major residential projects under construction are in List 2. These include 1,113 units at Fillmore Center, 288 units at 201 Harrison, 282 units at 111 Chestnut, 225 units at 401 Main, 208 units at Plaza West, and 132 units at 1500 Post.

4. Units Certified Complete

Annual housing production decreased from a peak of 2,573 units in 1989 to 2,065 units in 1990. Before the last three years, completion of over 2,000 units a year was last achieved only during 1974-75 (Table I.1). Historical trends are shown on Graph 1.

Residential projects in San Francisco Redevelopment areas accounted for the majority (52%) of the units completed in 1990 (1,081 units). These projects included the completion of Bayside Village (305 units), and Delancey Street (177), and the completion of 599 units at Fillmore Center. Other major residential projects completed include 163 units at 639 Geary, 85 live-work units at 601 Fourth Street, and 70 units for the elderly at 1483 Mason. These and other completed projects are in List 1. Statistics for all residential projects completed in 1990 are aggregated by census tracts and planning districts in Part II of this report.

5. Net Change and Total Units in the Housing Stock

Residential completions (2,065) minus demolitions (433) resulted in a net gain of 1,632 units in 1990. An additional 124 units were gained as a result of building alterations in 1990. From January 1980 to December 1990, this Housing Inventory Series records a net gain of 13,876 units (new construction minus demolitions, Table I.1). Adding this to the base April 1, 1980 Census yields a housing stock of 329,652 at the end of 1990. This total is slightly higher than the April 1, 1990 U.S. Census total of 328,471 primarily because of the different reporting dates (April 1, 1990 for the U.S. Census versus December 31, 1990 of the Housing Inventory Series). Next year the Housing Inventory Series will adjust the housing stock total to the April 1, 1990 U.S. Census base. Net changes after April 1, 1990 will be added to this base.

U.S. Census Bureau		Housing Inventory Series
April 1, 1980	April 1, 1990	December 31, 1990
316,608	328,471	329,652

C. HOUSING CHARACTERISTICS

1. Building Types

Table I.3 on page 13 and Graph 4 show annual housing completions by building type since 1980. In 1990, the following building types were completed: 88 single family homes, 24 two unit buildings, 35 three unit buildings, 14 four to nine unit buildings, and 20 buildings with ten or more units (Table II.3). One hundred and eighty-two new residential buildings were completed in 1990 compared to 281 in 1989, and 435 in 1988. The overall decrease in building completions since 1988 may be attributed to a decrease in the construction of one, two, and three unit buildings.

Large multi unit projects account for the majority of the housing unit completions in any given year. In 1990, new single family housing accounted for only 4% of the annual total while large projects with 10 units or more accounted for 84% of the total units completed. Two and three unit buildings accounted for 7% of the units completed.

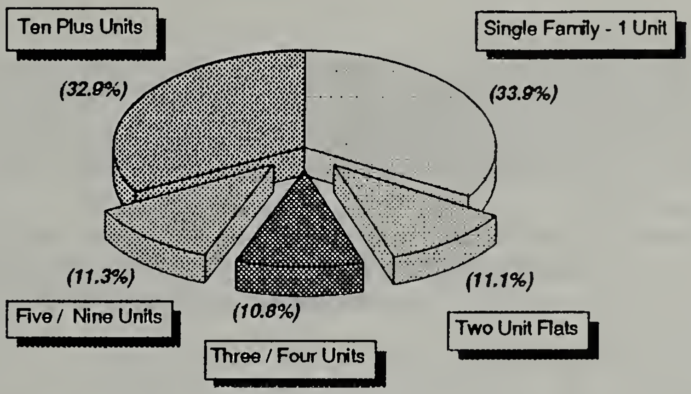
Graphs 2 and 3 contrast the type of housing completed annually to the type of housing in the existing San Francisco housing stock.

After discounting for units demolished, the City gained 71 single family homes (new construction of 89 single family homes and demolition of 18 single family homes), and a net gain of 1,582 units in buildings with 20 or more units.

Historical trends suggest that units in larger, multi-unit buildings will account for a greater percentage of the City's total number of housing units in the future. The total net gain by building type since 1980 is compiled from Table II.13. During the decade there was a citywide net gain of 731 single family homes after the demolition of 609 single family units, a net gain of 2,347 units in buildings with two or four units, and a net gain of 10,634 units in buildings with five or more units.

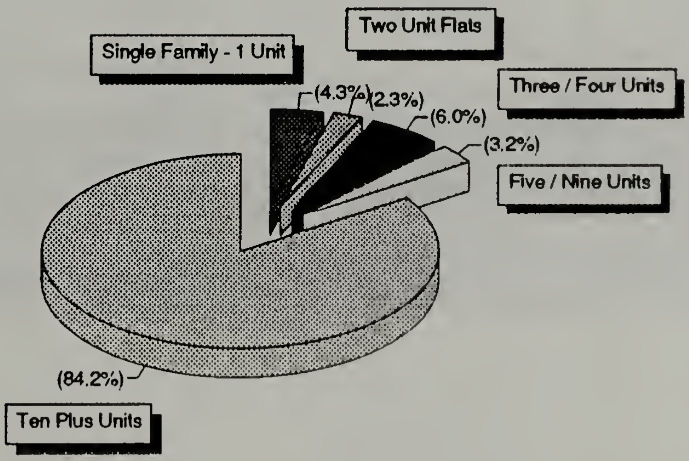
Tables II.1 and II.3 report the number of units completed citywide by single and multi-unit construction. Tables II.13, II.15 and II.18 report single family and multi-unit buildings completed by Planning Districts. Bay Area trends in single and multi unit housing construction is reported in Tables II.6 and II.7.

Graph 2
SAN FRANCISCO HOUSING STOCK - Number of Units by Building Types



Source: 1980

Graph 3
NUMBER OF UNITS COMPLETED IN 1990 BY BUILDING TYPES



Graph 4

SAN FRANCISCO HOUSING CONSTRUCTION BY BUILDING TYPE
By Building Construction 1980 - 1990

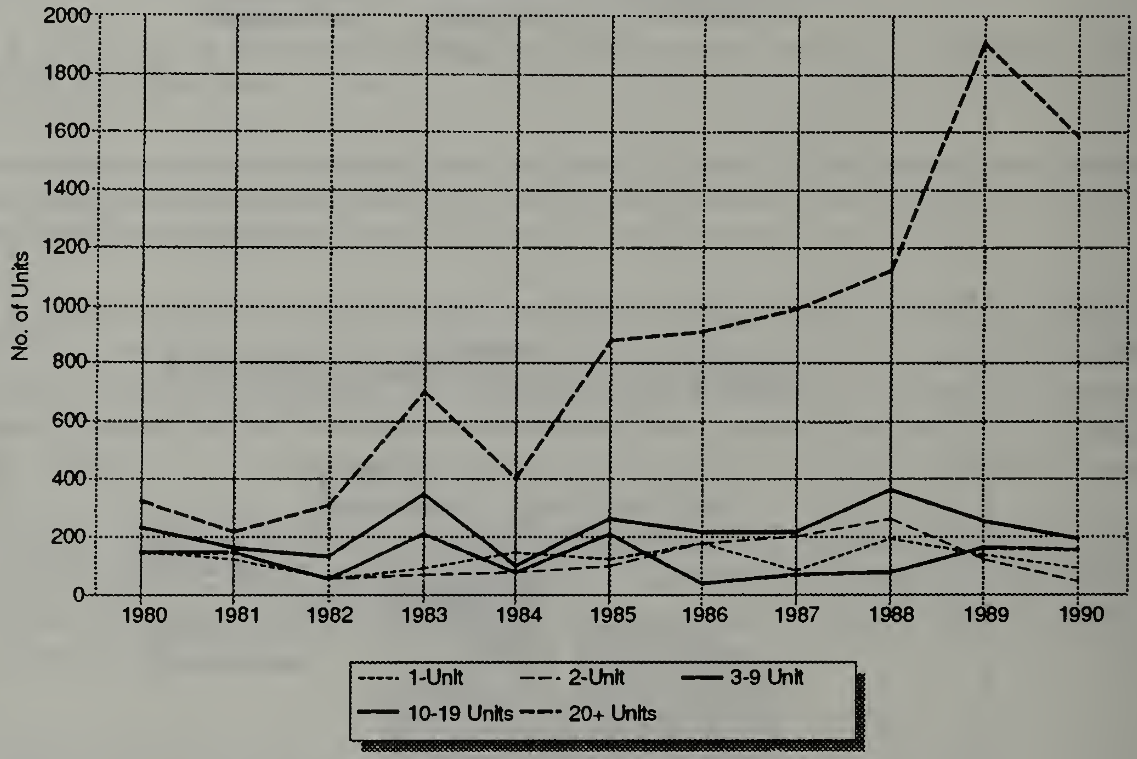


TABLE I.3 - UNITS COMPLETED BY BUILDING TYPES
1980 to 1990

Year	Total	1-Unit	2-Unit	3-9 Units	10-19 Units	20+ Units
1980	980	141	142	230	147	320
1981	780	123	142	161	143	211
1982	589	50	56	129	50	304
1983	1,400	91	64	344	201	700
1984	790	144	76	92	77	401
1985	1,568	123	100	260	206	879
1986	1,507	172	176	217	38	904
1987	1,553	83	200	215	64	991
1988	2,011	191	262	361	76	1,121
1989	2,573	133	122	252	158	1,908
1990	2,065	89	48	190	156	1,582
TOTAL	**15,816**	**1,340**	**1,388**	**2,451**	**1,316**	**9,321**
Percent	**100%**	**8%**	**9%**	**15%**	**8%**	**59%**

2. Unit Sizes

As in previous years, most of the new construction in 1990 was in smaller sized units with one or two bedrooms in large multi unit projects. The larger 3 or 4 bedroom units were primarily in single family homes and two or three unit residential flats.

Dwelling units in San Francisco are generally small in size with about 75% of the units containing four rooms or less. Table I.4 below compares the total number of units in San Francisco by unit size to the annual total by unit size.

TABLE I.4 - NUMBER OF BEDROOMS PER DWELLING UNIT

Unit Size	San Francisco Total	1990 Construction
Studio	11.1%	26.7%
One Bedroom	29.0%	20.7%
Two Bedroom	38.0%	39.7%
Three + Bedroom	21.9%	13.0%
TOTAL	329,654	2,065

Source: U.S.1980 Census base plus units completed since 1990.

D. TENURE

1. New Construction

Rental housing construction continued at a high rate with the completion of over 1,400 new rental units in 1990. Major new rental projects include Bayside Village, Geary Courtyard, and Fillmore Center. List 1 notes major rental and condominium projects completed.

Table I.5 reports the number of new units approved for condominium subdivision by DPW's Condominium Subdivision Office. The number of condominium recordation is an indicator of projects approved for condominium use in a given year and does not correspond to the number of units completed in a given year because condominium applications and approvals (recordation) may be for projects not yet completed or for projects completed in a previous year. This data is included because it is a consistent annual total which reflects condominium construction trends.

Generally, large multi unit project developers file for condominium maps even though they initially may market the units as rental units. Such projects are identified as rental projects in List 1.

TABLE L5 - NEW CONDOMINIUM PERMITS ISSUED BY DPW - 1980 TO 1990

Year	Applications (units)	Recordation (units)
1990	2,385	768
1985	NA	768
1988	NA	795
1987	NA	243
1988	NA	244
1985	NA	706
1987	NA	243
1983	NA	921
1982	NA	91
1987	NA	564
1985	NA	423
TOTAL	NA	6,173

TABLE L5A - NEW CONDOMINIUM PERMITS BY BUILDING TYPES, 1990

Building Types	Applications (units)	Recordation (units)
Two units	66	38
3-4 units	145	88
5-9 units	49	50
10-19 units	50	52
20+ units	2,075	540
TOTAL	2,385	768

2. Condominium Conversions

Condominium conversion represents a change of tenure from rental to ownership but does not represent a loss of dwelling units. Condominium conversions are regulated by the Condominium Conversion Ordinance which, since 1983, has limited conversions to 200 units per year. The Condominium Conversion Ordinance is administered by the Department of Public Works, Bureau of Engineering, Condominium Subdivision Office.

The number of condominium permit applications decreased from 1985 to 1988, increased in 1989, and decreased in 1990. Only about 40% of the units which apply for conversion are ever approved. The maximum number of units which may be converted in a single building is presently six.

TABLE I.6 - CONDOMINIUM CONVERSIONS 1980 TO 1990

Year	Applications (Units)	Recordation (Units)
1990	223	129
1989	534	160
1988	221	160
1987	200	160
1986	124	226
1985	249	294
1983	320	387
1983	1,000	570
1982	820	129
1981	1,000	570
1980	960	660
TOTAL	**5,751**	**3,747**

TABLE I.6A - CONDOMINIUM CONVERSIONS BY BUILDING TYPES 1990

Building Types	Applications (units	Recordation (units)
Two units	120	56
Three units	48	36
Four units	44	24
Five plus	11	13
TOTAL	223	129

E. NEW CONSTRUCTION BY ZONING CLASSIFICATION

Units constructed in 1990 by zoning classification are as follows:

TABLE I.7 - NEW HOUSING CONSTRUCTION BY ZONING DISTRICT - 1990

Zoning	Description	Buildings	Units	Percent Units
C2	COMMUNITY BUSINESS	2	4	0%
CCB	CHINATOWN-COMMUNITY BUSINESS	1	31	2%
FILLMORE	FILLMORE STREET NEIGHBORHOOD COMMERCIAL	1	3	0%
M1	LIGHT INDUSTRIAL	1	305	15%
M2	HEAVY INDUSTRIAL	1	177	9%
NC1	NEIGHBORHOOD COMMERCIAL	6	48	2%
NC2	NEIGHBORHOOD COMMERCIAL-SMALL SCALE	10	29	1%
NC3	NEIGHBORHOOD COMMERCIAL-MODERATE SCALE	4	624	30%
P	PUBLIC	1	150	7%
RC4	RESIDENTIAL-COMMERCIAL, HIGH DENSITY	3	201	30%
RH1	RESIDENTIAL-HOUSE, ONE FAMILY	53	53	3%
RH1D	RESIDENTIAL-HOUSE, ONE FAMILY-DETACHED	3	3	0%
RH2	RESIDENTIAL-HOUSE, TWO FAMILY	41	108	0%
RH3	RESIDENTIAL-HOUSE, THREE FAMILY	15	57	3%
RM1	RESIDENTIAL-MIXED, LOW DENSITY	28	95	5%
RM2	RESIDENTIAL-MIXED, MODERATE DENSITY	4	2	0%
RM2/RM4	RESIDENTIAL-MIXED, MODERATE DENSITY/RESID-MIXED, HIGH DENSITY	1	70	3%
RM3	RESIDENTIAL-MIXED, MEDIUM DENSITY	1	6	0%
SACTO	SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL	1	3	0%
SLI	SOMA SERVICE-LIGHT INDUSTRIAL	1	85	4%
SLR	SOMA SERVICE-LIGHT INDUSTRIAL-RESIDENTIAL	6	6	0%
	TOTAL	181	2,061	100%

* Student housing at San Francisco State College

F. DEMOLITIONS

The number of residential units demolished in 1990 increased as a result of earthquake related demolitions and the demolition of a 332 unit vacant housing project in the Western Addition. Of the 433 units demolished in 1990, 44 were earthquake related, 332 were from public housing replacement activity, and 57 units were from other private sector replacement activity.

The number of single family homes demolished decreased from 35 in 1989 to 18 in 1990. Demolition of 2, 3 and 4 unit buildings increased slightly, with a total of 39 units in 14 buildings (Table II.18).

The cumulative total for units demolished since 1980 is 1,943. Single family homes accounted for about 40% of the units demolished.

Table I.8 compares the number of units approved for demolition to the number of units demolished during the 1990 calendar year. Table I.8A shows the number of units demolished by zoning districts while

TABLE I.8
DEMOLITIONS PERMITS AND COMPLETIONS
1990

	Buildings	1 Unit	2 Units	3 - 4 Units	5+ Units	Total
Permits Issued	85	70	12	27	17	126
Completions	37	18	14	25	376	433

TABLE I.8A
RESIDENTIAL UNITS DEMOLISHED BY ZONING DISTRICT AND TYPES OF BUILDING - 1990

Zoning	Buildings Demolished	Units Demolished		Total Units Demolished	
		Single Family	Multi-Family	Number	Percent
RED	1	0	32	32	7%
RH1	9	1	0	9	2%
RH1D	1	1	0	9	0%
RH2	9	3	14	18	4%
RH3	9	3	16	18	4%
RM4	1	1	0	1	0%
RM3	9	0	334	334	77%
RM4	1	0	3	3	4%
RSD	4	3	14	18	4%
VALENCIA	1	1	2	2	0%
TOTAL	37	18	415	433	100%
Percent		15%	85%		

G. ALTERATIONS/CONVERSIONS

Besides new construction and demolition. units are gained or eliminated by conversion or alterations. This type of activity has increased in recent years. More units are being added to existing buildings by alterations. or by conversions of commercial uses to residential units. Units are eliminated by mergers of units or removal of illegal units, and by conversion of residential units to commercial uses. In recent years there has been an increase in the conversion of commercial buildings to residential live work space and other residential uses. while there has been a significant decrease in conversions from residential to commercial uses.

1. Units Added

The number of alterations leading to the addition of new units in existing buildings has increased in recent years. These changes were first reported in 1987 and have averaged about 75 units per year. In 1990. 178 units were added by alteration permits. These included the conversion of a new commercial space to 72 residential units, and the conversion of an industrial building to 50 group housing units. The remaining 56 units were primarily single unit additions to existing residential buildings.

2. Units Eliminated.

The number of units eliminated by alterations and code enforcement has averaged about 60 units per year in recent years. In 1990, there were about 54 units eliminated as a result of Bureau of Building Inspection code enforcement, and voluntary alterations.

TABLE I.9 - UNITS ADDED or ELIMINATED by ALTERATION PERMITS

Year	Units Added*	Units Eliminated**	Net Change
1989	104	25	79
1990	178	54	124
TOTAL	282	79	203

* Units added by legalization of units, and units added through building expansions.

** Units eliminated by merger, code compliance/removal of illegal units, and conversions.

H. RESIDENTIAL HOTELS

The number of residential hotels under the Residential Hotel Ordinance is reported here. These totals do not include residential hotels excluded by the ordinance. In 1990 this stock of residential hotels contained 531 residential hotels with 20,352 residential hotel rooms. Of these residential hotels, 36 are operated by non-profit organizations and 495 are operated by for-profit owners. Table I.9 below shows the 1989 to 1990 change in residential hotels. The decrease in privately owned residential hotels is attributable to three legal conversions and three legal reclassifications to non residential use. The decrease of non-profit operated hotels is attributable to reclassification corrections made by BBI as part of the amendments to the Residential Hotel Ordinance adopted in 1990.

TABLE I.10 - RESIDENTIAL HOTELS IN SAN FRANCISCO, 1990

YEAR	RESIDENTIAL HOTELS			NON PROFIT RESID. HOTELS		TOTAL RESIDENTIAL HOTEL ROOMS
	Buildings	Residential Rooms	Tourist Rooms	Buildings	Residential Rooms	
1990	495	18,521	4,449	36	1,831	20,319
1989	501	18,759	4,676	55	2,949	21,792

Source: San Francisco Bureau of Building Inspection

I. AFFORDABILITY

1. Standards and Definitions of Affordability

The levels of housing affordability are defined as follows:

a. Very low income are units for households with incomes at or below 50% of the HUD median income for the San Francisco Primary Metropolitan Statistical Area (PMSA).
b. Low income are units for households with incomes at or below 80% of the HUD median income for the San Francisco PMSA.
c. Moderate income are units for households with incomes at or below 120% of the HUD median income for the San Francisco PMSA.
d. Market rate are units priced to what the market will bear without any affordability requirements. Generally these are units which do not meet the rental or ownership affordability guidelines shown in Table I.11A.

The 1991 HUD income standards for the San Francisco PMSA are shown in Table I.11 below.

TABLE I.11 - LOW AND MODERATE INCOME STANDARDS BY HOUSEHOLD SIZE, 1991

Income Categories (% of Median Income)	1 Person	2 Persons	3 Persons	4 Persons	5 Persons
Very Low (50%)	$15,960	$18,240	$20,520	$22,800	$24,225
Lower (60%)	$20,970	$23,940	$26,940	$29,940	$32,340
Low (80%)	$25,540	$29,180	$32,830	$36,480	$38,760
Median (100%)	$31,900	$36,500	$41,050	$54,720	$58,140
Moderate (120%)	$38,300	$43,780	$49,250	$54,720	$58,140

Source: HUD Limits, February 1991, for the San Francisco's PMSA which includes Marin & San Mateo counties, capped to a national average.

Based on the above HUD income standards, Table I.11A provides an example of affordable rental and ownership prices. Affordable rental and ownership units are defined as follows:

a. Affordable rental unit: A unit whose rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included in rent payments.
b. Affordable ownership unit: A unit for which the mortgage payments, property taxes, and insurance equals 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 20% down payment and a 30 year 9% fixed rate loan (potential homeowners dues are not included in these calculations).

The actual price of any rental or ownership unit may vary from these guidelines depending on the project's affordability program. Consult the Mayor's Office of Housing for variations from the following income and price guidelines for affordable housing.

TABLE I.11A - SAN FRANCISCO 1991 AFFORDABLE HOUSING GUIDELINES

A. RENTAL HOUSING

	Household Size	Unit Size	Maximum Annual Income	Monthly Rent Payment
Very Low Income (50% of Median)	1	St-1 Br	$17,475	$436
	2	1-2 Br	$19,950	$798
	3	2-3 Br	$22,450	$561
	4	3-4 Br	$24,950	$623
	5	4 Br	$26,950	$673
Lower Income (60% of Median)	1	St-1 Br	$20,970	$524
	2	1-2 Br	$23,940	$598
	3	2-3 Br	$26,940	$598
	3	3-4 Br	$29,940	$748
	5	4 Br	$32,340	$808
Low Income (80% of Median)	1	St-1 Br	$27,960	$800
	2	1-2 Br	$31,920	$798
	3	2-3 Br	$35,920	$898
	4	3-4 Br	$39,920	$998
	5	4 Br	$43,120	$1,078

B. HOMEOWNER HOUSING

	Household Size	Unit Size	Maximum Annual Income	Monthly Payment	Maximum Sales Price
Low Income (80% of Median)	1	St-1 Br	$27,960	$769	$102,727
	2	1-2 Br	$31,920	$878	$117,277
	3	2-3 Br	$35,920	$988	$131,973
	4	3-4 Br	$39,920	$1,098	$146,669
	5	4 Br	$43,120	$1,186	$158,426
Median Income	1	St-1 Br	$34,950	$961	$128,409
	2	1-2 Br	$39,900	$1,097	$146,596
	3	2-3 Br	$44,900	$1,235	$164,966
	4	3-4 Br	$49,900	$1,372	$183,337
	5	4Br	$53,900	$1,482	$198,033
Moderate Income (120% of Median)	4	St-1 Br	$41,940	$1,153	$154,091
	2	1-2 Br	$47,880	$1,317	$175,915
	3	2-3 Br	$53,880	$1,482	$197,960
	4	3-4 Br	$59,880	$1,647	$220,004
	5	4 Br	$64,680	$1,779	$237,640

2. Affordable Housing Projects Completed

Of the 2,065 units completed in 1990, 458 were for lower income households. 357 units were in San Francisco Redevelopment Areas and included low income units in market rate projects at Bayside Village and Fillmore Center. Non-profit housing sponsors accounted for the completion of 288 lower income units. Non-profit sponsors completed 70 elderly units at 1483 Mason, 31 elderly units at 777 Broadway, and 177 units at 600 Embarcadero. (List 1 details these projects).

Table I.11B gives the number of new low and moderate income units completed since 1980 (3,782 units).

TABLE I.11B - NEW CONSTRUCTION HOUSING AFFORDABILITY LEVELS

Units Completed					
Year	Very Low	Low	Moderate	Market Rate	Total
1980-1988	1,463	692	483	8,450	11,088
1989	55	333	298	1,887	2,573
1990	278	180	0	1,607	2,065
TOTAL	1,796	1,205	781	11,944	15,726

3. Overall Affordable Housing Production

Table I.12 indicates the total number of affordable units under review and under construction for both new construction and rehabilitation/acquisition. It reports for affordable family and elderly units under construction and under review. Family units under review and under construction total about 1,400 units. Elderly units under review total about 350 units. Affordable projects under review are in List 5A. Affordable projects approved or under construction are in List 5B.

The overall picture of affordable housing production must include acquisition and rehabilitation activity. Table I.12 indicates that most of the rehabilitation and acquisition activity is in group housing type of buildings such as residential hotels, SRO's, residential care homes, and shelters and transitional housing. Currently, there are about 1,500 group housing rehab units under review and 650 rehab units which are under construction or were completed in 1990.

TABLE I.12 - AFFORDABLE HOUSING PRODUCTION, April 1991

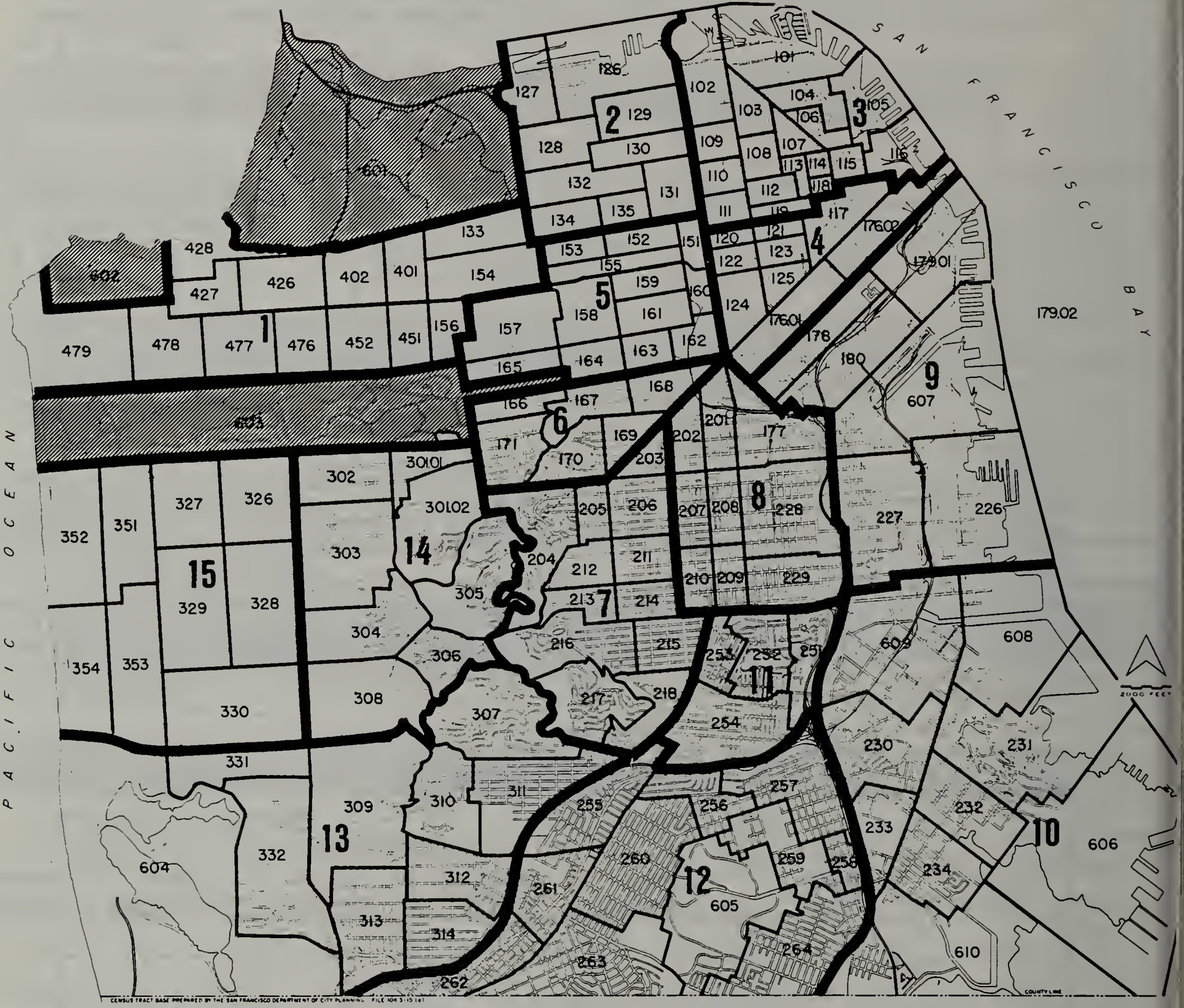
	NEW CONSTRUCTION			REHAB./ACQUISITION		
HOUSING TYPES	Under Review[1]	Under Construction[2]	Completed in 1990[3]	Under Review	Under Construction	Completed in 1990
Family	1,008	448		12		
Elderly	354		101			
Program User			177			
Other Hsng			180			
Total Units	1,362	448	458	12	NA	NA
Group House	326			1,502	473	178
Live/work		39				

[1] Does not include inclusionary affordable units within market rate projects.

[2] Includes projects approved for construction.

[3] Includes SRO's, residential care facilities, shelters and transitional housing.

Map 1
Planning Districts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2000 FEET
COUNTY LINE

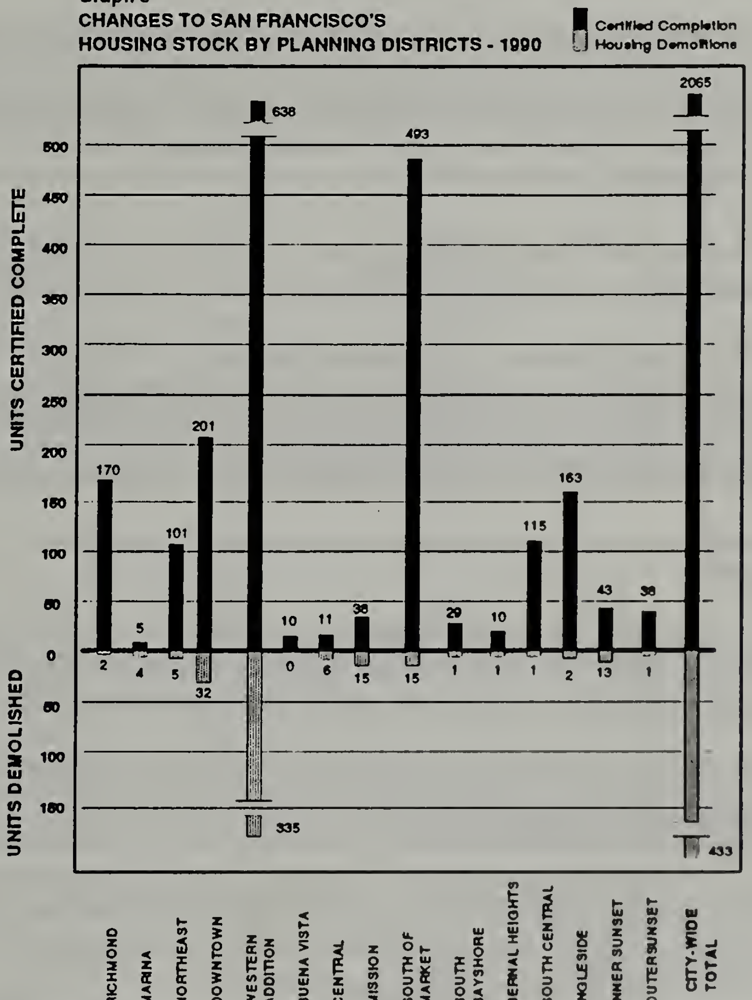
1. Richmond
2. Marina
3. Northeast
4. Downtown
5. Western Addition
6. Buena Vista
7. Central
8. Mission
9. South of Market
10. South Bayshore
11. Bernal Heights
12. South Central
13. Ingleside
14. Inner Sunset
15. Outer Sunset

203 Census Tracts

▨ Special Areas

NEIGHBORHOOD FINDINGS

Graph 5
CHANGES TO SAN FRANCISCO'S
HOUSING STOCK BY PLANNING DISTRICTS - 1990



J. DISTRICT CHANGES

District changes in housing construction and demolition are illustrated on Graph 5. District changes are further detailed in Tables II.12 through II.18.

The Western Addition district gained the most units in 1990 with the completion of 639 unit. The South of Market and Downtown districts also had substantial growth, with 493 and 201 units respectively. These districts accounted for 65% of all new construction. With the exception of the Western Addition projects, most large projects were close to the downtown area.

Completions in the Richmond district increased from 89 units in 1989 to 170 units in 1990.

The districts with the most units demolished in 1990 were the Western Addition, the Downtown, the Mission, and the South of Market. Demolitions in the Richmond declined from 25 units in 1989 to 2 units in 1990. (Data Tables II.17 and II.18).

Most of the new single family housing completions occurred in the South Central, South Bayshore, Ingleside and Bernal Heights districts. (Data Table II.15).

The number of studios, one bedroom, two bedroom. and three or more bedroom units completed are shown by Planning District in Table II.16. Most of the studios, one bedroom, and two bedroom units constructed in 1990 were in the larger scale multi unit developments. Most of the larger sized two and three bedroom units were in single family homes and two and three unit flats.

1. Historical Trends

Table I.13 on the following page shows the amount of demolition and new construction by the 15 Planning Districts for 1989 and 1990. The 1989 Housing Inventory Report contains the previous years' annual district changes. A ranking of one means the district had the most units demolished or constructed.

2. Housing Characteristics by Planning Districts

Table I.14 on page 31 shows the total number of single and multi unit buildings in each of the 15 city subdistricts. The table reports the net housing gain from 1980 to 1990 and the district's 1980 Census count by building type. These cumulative planning district totals will be adjusted to the 1990 U.S. Census base next year when the district totals by unit type will be available.

TABLE I.13 - HOUSING UNITS COMPLETED AND DEMOLISHED ANNUAL TOTALS BY DISTRICTS, 1989 - 1990

1. RICHMOND

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	66	11	28	2	38	12
1990	85	7	2	9	83	7
Total	151		30		121	

2. MARINA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	42	14	143	1	-101	15
1990	5	15	4	8	1	15
Total	47		147		-100	

3. NORTHEAST

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	404	4	5	5	399	4
1990	101	6	5	7	96	6
Total	505		10		495	

4. DOWNTOWN

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	440	2	0	14	440	2
1990	201	3	32	2	169	3
Total	641		32		609	

5. WESTERN ADDITION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	413	3	3	7	410	3
1990	638	1	335	1	303	2
Total	1051		338		713	

6. BUENA VISTA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	59	13	0	15	59	11
1990	10	13	0	15	10	12
Total	69		0		69	

7. CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	63	12	27	3	36	3
1990	11	12	6	6	5	14
Total	74		33		41	

8. MISSION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	68	10	[illegible]	10	66	10
1990	38	9	15	3	23	11
Total	106		17		89	

9. SOUTH OF MARKET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	495	1	6	4	489	1
1990	578	2	15	4	563	1
Total	1073		21		1052	

10. SOUTH BAYSHORE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	103	6	1	12	102	6
1990	29	11	1	11	28	10
Total	132		2		130	

11. BERNAL HEIGHTS

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	78	9	3	8	75	9
1990	10	14	1	12	9	13
Total	88		4		84	

12. SOUTH CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	85	7	4	6	81	8
1990	115	5	4	13	114	5
Total	200		5		195	

13. INGLESIDE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	35	15	1	13	34	14
1990	163	4	2	10	161	4
Total	198		3		195	

14. INNER SUNSET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	137	5	2	11	135	5
1990	43	8	13	5	30	9
Total	180		15		165	

15. OUTER SUNSET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	85	8	3	9	82	7
1990	38	10	1	14	37	8
Total	123		4		119	

TABLE I.14 - SAN FRANCISCO HOUSING STOCK
SINGLE AND MULTI UNIT BUILDINGS
By Planning Districts
1980 Base with Net Gain Through 1990

	UNITS BY BUILDING TYPES				
DISTRICTS	Single Family	2 to 4 Units	5 to 9 Units	10 or More Units	District Total
1. RICHMOND					
1980 Census Count	12,012	11,772	4,910	5,547	34,241
1980-1990 Net Increase	(136)	788	80	396	1,128
TOTAL	11,876	12,560	4,990	5,943	35,369
PERCENT	34%	36%	14%	17%	
2. MARINA					
1980 Census Count	3,400	6,122	3,855	12,997	26,374
1980-1990 Net Increase	44	21	26	77	168
TOTAL	3,444	6,143	3,881	13,074	26,542
PERCENT	13%	23%	15%	49%	
3. NORTHEAST					
1980 Census Count	1,871	6,483	6,033	19,562	33,949
1980-1990 Net Increase	255	55	136	1,135	1,581
TOTAL	2,126	6,538	6,169	20,697	35,530
PERCENT	6%	18%	17%	58%	
4. DOWNTOWN					
1980 Census Count	203	372	434	23,660	24,669
1980-1990 Net Increase	1	5	0	1,065	1,071
TOTAL	204	377	434	24,725	25,740
PERCENT	1%	1%	2%	96%	
5. WESTERN ADDITION					
1980 Census Count	2,602	5,456	3,399	11,881	23,338
1980-1990 Net Increase	(4)	164	92	2,360	2,612
TOTAL	2,598	5,620	3,491	14,241	25,950
PERCENT	10%	22%	13%	55%	

6. BUENA VISTA					
1980 Census Count	2,256	6,408	3,205	3,903	15,772
1980-1990 Net Increase	72	192	46	150	460
TOTAL	2,328	6,600	3,251	4,053	16,232
PERCENT	14%	41%	20%	25%	
7. CENTRAL					
1980 Census Count	9,055	8,680	2,933	4,435	25,103
1980-1990 Net Increase	72	238	64	146	520
TOTAL	9,127	8,918	2,997	4,581	25,623
PERCENT	36%	35%	12%	18%	
8. MISSION					
1980 Census Count	3,304	7,460	4,132	6,423	21,319
1980-1990 Net Increase	53	101	71	563	788
TOTAL	3,357	7,561	4,203	6,986	22,107
PERCENT	15%	34%	19%	32%	
9. SOUTH OF MARKET					
1980 Census Count	1,937	2,199	697	2,157	6,990
1980-1990 Net Increase	86	118	(7)	2,570	2,767
TOTAL	2,023	2,317	690	4,727	9,757
PERCENT	21%	24%	7%	48%	
10. SOUTH BAYSHORE					
1980 Census Count	5,519	1,258	498	147	7,422
1980-1990 Net Increase	309	77	213	175	774
TOTAL	5,828	1,335	711	322	8,196
PERCENT	71%	16%	9%	4%	

11. BERNAL HEIGHTS					
1980 Census Count	5,195	2,582	436	290	8,503
1980-1990 Net Increase	72	82	8	65	227
TOTAL	5,267	2,664	444	355	8,730
PERCENT	60%	31%	5%	4%	
12. SOUTH CENTRAL					
1980 Census Count	18,883	2,403	897	1,459	23,642
1980-1990 Net Increase	263	38	57	208	566
TOTAL	19,146	2,441	954	1,667	24,208
PERCENT	79%	10%	4%	7%	
13. INGLESIDE					
1980 Census Count	15,916	1,383	470	3,738	21,507
1980-1990 Net Increase	112	91	59	240	502
TOTAL	16,028	1,474	529	3,978	22,009
PERCENT	73%	7%	2%	18%	
14. INNER SUNSET					
1980 Census Count	9,664	3,768	1,526	2,509	17,467
1980-1990 Net Increase	64	151	35	148	398
TOTAL	9,728	3,919	1,561	2,657	17,865
PERCENT	54%	22%	9%	15%	
15. OUTER SUNSET					
1980 Census Count	18,377	3,601	1,496	1,045	24,519
1980-1990 Net Increase	17	147	54	77	295
TOTAL	**18,394**	**3,748**	**1,550**	**1,122**	**24,814**
PERCENT	**74%**	**15%**	**6%**	**5%**	
GRAND TOTAL *	**111,474**	**72,215**	**35,855**	**109,128**	**328,672**
PERCENT	**34%**	**22%**	**11%**	**33%**	**100%**

* These district totals are less than the citywide totals reported in Table II.2 because of differences in the month in which accounting begins. These district totals will be reconciled with the citywide totals next year when the annual count will be adjusted to the new 1990 Census base. Percentages may not add up to 100 due to rounding.

CURRENT ACTIVITY

K. MAJOR PROJECTS

This section highlights projects in various stages of permit review, construction and completion. The material presented is not intended to be a complete list of all such projects. The totals for all such projects are provided in the previous sections of this report.

Project status and other project features listed in this section are subject to change over time. For example, during a reporting period the status of a project may change from approved to under construction or from under construction to completed. Similarly, a project's tenure may change from rental to condominium or vice versa before a project is completed and occupied. The total number of units and unit mix may also change from that which is initially proposed.

The list of projects completed focuses on major residential projects and projects which have an affordable housing component (List 1). This list is followed by lists of major projects under construction and projects approved for construction (Lists 2 and 3).

List 4A shows projects with 10 or more units that are currently under formal review in the Department of City Planning. These projects require Conditional Use, Environmental Review, or other discretionary review by the Planning Commission or Zoning Administrator. Many other large residential projects are under informal and preliminary review by the Department. These projects are not listed here. Large projects recently approved by the Planning Department but not yet under construction are shown in List 4B.

List 5A contains projects under formal review which have a major affordable housing component. These projects are grouped by family, elderly, group housing and live-work units. List 5B notes the affordable projects recently approved or under construction.

LIST 1 - MAJOR NEW RESIDENTIAL PROJECTS COMPLETED AND PROJECTS WITH NEW AFFORDABLE UNITS

Project Name/Address	Year of Completion	Total Units	Lower Income units	Unit	Mix	Tenure	Comments
1. Fillmore Center Turk and Fillmore	1989-1991*	1,113	(223)	331 427 343	Studios 1 Bed 2 Bed	Rental	20% low income units SFRA area (599 units completed in 1990
2. Bayside Village Brannan & Beale	1988-1990	868	(174)	233	Studios	Rental	SFRA 20% low inc. 305 units in 1990
3. Delancey Street 1st & Embarcadero	1990	177	(177)	177	2 Bed	Rental	Non-profit/SFRA Program user units
4. Geary Courtyard 639 Geary Street	1990	165		126 39	Studios 1 Bed	Rental	Market rate units
5. Ocean Beach Estates Great Highway	1990-1991*	110		4 105	2 Bed 3 Bed	For Sale	Market rate units (50 units in 1990)
6. 601 4th Street	1990	85		85	Studios	Condos	Market rate units Live/work units
7. Pineview 1483 Mason	1990	70	(70)	63	Studios	Rental Elderl	Non-profit sponsor Very low income
8. Bayside Senior	1990	31	(31)	31	Studios	Rental Elderl	Non-profit sponsor Very low income
9. South Beach	1988-1989	414	(82)	205	1 Bed	Rental	SFRA 20% low income units
10. Rincon Center	1989	320	(120)	104 164 52	Studios 1 Bed 2 Bed	Rental	SFRA 20% low income 20% moderate income units
11. 300 Third Street @ Folsom	1989	233		36 115 82	Studios 1 Bed 2-3 Bed	Condos	SFRA market rate unit

List 1 continued

12. 10 Metro Place 737 Post Street	1989	255	(84)	148 66 41	Studios 1 Bed 2 Bed	Rental	33% low income units For-profit sponsor
13. 840 Post & Sutter	1989	185		40 120	Studios 1 bed	Rental	Market rate
14. 1755 Geary Blvd.	1989	156	(31)	28 66 57 5	Studios 1 Bed 2 Bed 3 Bed	Rental	SFRA 20% low income units
15. Poly High 701 Frederick	1989	114	(114)	16 26 28	1 Bed 2 Bed 3 Bed	Condos Family	All low or moderate income units Non-profit sponsor
16. Morgan Heights 600 Earl	1989	63	(63)	36 27	2 Bed 3 Bed	Condos Family	Low or moderate income Non-profit sponsor/SFRA
17. Coleridge Park 3333 Mission St	1989	49	(49)	2 43	Studios 1 Bed	Rental Elderl	Very low income units Non-profit sponsor
18. 483 Valencia	1989	20	(20)	1 2 17	1 Bed 2 Bed 3 Bed	Rental Elderl	Very low income units Non-profit sponsor
19. 926 Fillmore	1989	25	(25)	7 18	Studios 1 Bed	RentalHdcp	Low income units Non-profit sponsor
20. Mendelssohn House Folsom at Mabini	1988	191	(191)	99 91 1	Studios 1 Bed 2 Bed	Rental Elderl	Very low income units Non-profit sponsor/SFRA
21. Potrero Court 23rd St.	1988	138	(27)	40 36 42	Studios 1 Bed 2 Bed	Rental	20% low income units For-profit sponsor

LIST 2 - MAJOR PROJECTS UNDER CONSTRUCTION, MARCH, 1991		
Project Name/Address	# of Units	Comments
Fillmore Center	1,113	798 units completed through 1990 20% lower income rental, SFRA
Baycrest Towers 201 Harrison	288	condos - 35 mod. income rental units
Lombard Plaza 111 Chestnut St.	288	118 elderly rental units + 164 condos
401 Main St. & Harrison	225	
Plaza West 1123 Pierce St.	208	SFHA low income family housing
1445 Sutter St.	164	
1500 Post	132	luxury elderly
Bryant & Second	125	live-work
Folsom & Spear	88	luxury condos
1650 Jackson at Van Ness	70	
1700 Van Ness & Sacramento	51	
2155 Mission	47	non-profit affordable housing
355 Bryant	44	live-work
391 Valencia	40	
550 South Van Ness	36	
1340 Clay	30	
1180 7th St.	26	
3755 Divisadero	24	
TOTAL	**2,990**	

Listed below are the major projects authorized for construction in 1990.

LIST 3 - RESIDENTIAL CONSTRUCTION PERMITS ISSUED BY BBI IN 1990 (10+ UNITS)

Projects/Addresses	# of Units
2090 Beach St.	10
1450 Bush St.	12
190 Cervantes St.	12
570 Page St. (*)	12
206 Judah St.	12
1928 Mission St.	15
1045 Mason St. (*)	16
3701 Divisadero St.	16
450 5th Ave.	17
400 Avila	17
3755 Divisadero St.	21
38 Washburn St. (*)	21
180 7th St.	26
1045 Capp St. (*)	30
195 7th St.	32
550 South Van Ness Ave.	36
1700 Van Ness (*)	51
473 Ellis St. (*)	61
601 4th St.	85
1445 Sutter St.	164
401 Main St.	240
TOTAL	**908**

(*) Units added by alteration permits

Projects under review are listed by sponsor type shown by a P or NP for for-profit or non-profit sponsors respectively in List 4A and 4B. In these lists SFRA denotes the Redevelopment Agency.

LIST 4A RESIDENTIAL PROJECTS UNDER FORMAL REVIEW (10+UNITS)
Department of City Planning May 14, 1991

Project Location	Block	Lot	Type	Units
190 CERVANTES	439	30	P	10
525 O'FARRELL	323	26	NP	10
2090 BEACH	913	19	P	10
559 VALLEJO	145	27	P	11
3301 MISSION	5615	32	P	11
400 ALEMANY	5843	2	P	12
300 ULLOA	2876	7	P	13
645 HAIGHT	861	29	P	13
2100 NORTH POINT	920	3	P	15
2505 NORIEGA	2069	10	P	15
3599 SEVENTEENTH	3578	91	P	15
3701 DIVISADERO	914	1	P	15
140 CLARA	3752	89	P	18
151 SHIPLEY	3752	89	P	18
340 TOWNSEND	3786	14	P	20
180 CLARA	3752	57	P	24
1863 MISSION	3548	33	NP	24
2200 FUNSTON	2336	27	P	26
600 CLIPPER	6543	16	P	27
BOWDOIN	5861	1	P	31
3600 FILLMORE	436	20	P	33
195 SEVENTH	3726	32	P	34
2251 ALEMANY	7030	34	P	37
2420 CALIFORNIA	635	8	P	40
701 MINNESOTA	4060	5	P	54
1400 PINE	645	5	NP	54
1000 MARKET	350	1	NP	58
464 VALENCIA	3555	6	NP	62
300 BEALE	3747	20	P	68
1301 SAN JOSE	6724	1	P	68
150 LOEHR	6298	43	P	75
3132 CLEMENT	1401	2	P	77
HESTOR	5054	12	P	80
454 TENTH	3524	18	P	80
345 WILLIAMS	5423	1	P	90
600 VAN NESS	763	6	P	90
645 GREAT HIGHWAY	1592	1	P	90
2350 JERROLD	5286	7	P	95

List 4A continued

900	PENNSYLVANIA	4224	45	NP	100
111	JONES	344	2	NP	102
869	FOLSOM	3752	72	P	104
1545	EDDY	750	19	P	112
100	ALEMANY	5731	2	NP	120
461	BRYANT	3764	70	P	127
700	SEVENTH	3799	1	P	140
101	VALENCIA	3513	79	NP	145
837	FOLSOM	3752	89	P	145
175	BLUXOME	3785	7	NP	154
201	TURK	344	1	NP	175
1441	VAN NESS	666	17	P	252
2601	NEWHALL	5417	9	P	286
1601	MISSION	3514	1	P	452
78	NATOMA	3721	53	P	560
150	EXECUTIVE PARK	4991	82	P	600
				Total	5097

LIST 4B - RECENTLY APPROVED PROJECTS (10+ UNITS)

Department of City Planning May 14, 1991

Project	Location	Block/Lot		Sponsor	Units
1200	CONNECTICUT	4324	1	NP	10
1272	SO. VAN NESS	3642	22	NP	12
1438	FILBERT	523	11	P	12
2495	CALIFORNIA	654	19	P	15
100	DIANA	5407	2	P	18
3400	SIXTEENTH	3558	8	NP	18
6324	GEARY	1459	33	NP	20
3330	ARMY	6571	25	NP	25
550	SO. VAN NESS	3570		NP	36
750	CALIFORNIA	242	10	P	42
519	ELLIS	334	28	NP	88
300	ARKANSAS	4034	1	P	94
55	PAGE	854	7	P	128
530	CHESTNUT	52	10	P	130
11	PHELAN	3180	1	NP	146
1750	GENEVA	6423	15	P	152
650	VAN NESS	763	11	P	202
				TOTAL	1,148

LIST 5A - NEW CONSTRUCTION AFFORDABLE HOUSING PROJECTS (10+ UNITS) UNDER REVIEW

Department of City Planning May 14, 1991

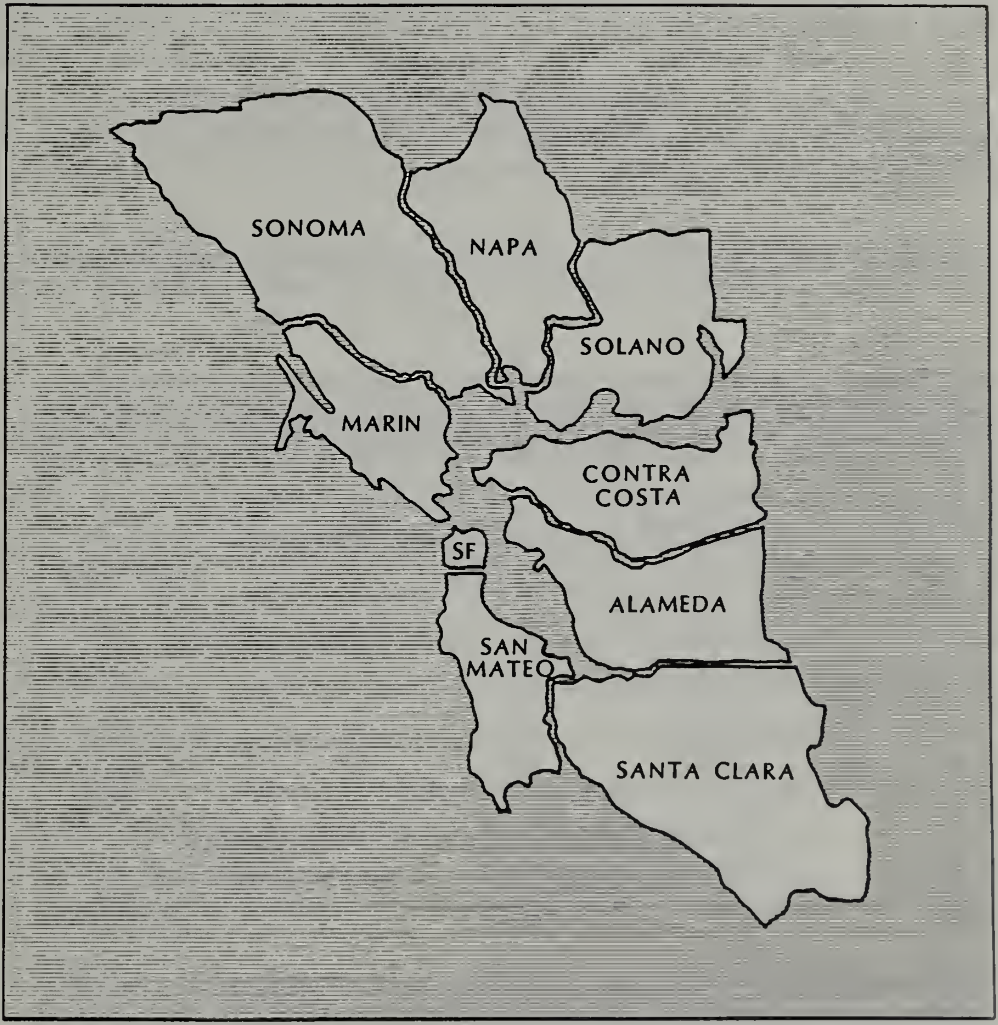
	PROJECT LOCATION		TYPE	UNITS
ELDERLY				
	240	FOURTH	NP	30
	1400	PINE	NP	54
	4801	MISSION	P	60
	111	JONES	NP	64
			TOTAL	208
FAMILY				
	869	FOLSOM	SFRA	
	525	O'FARRELL	NP	10
	1863	MISSION	NP	24
	166	SEVENTH	NP	25
	1201	WEBSTER	P	28
		KISKA	SFRA	35
	111	JONES	NP	36
	150	LOEHR	P	39
	1028	HOWARD	SFRA	45
	900	PENNSYLVANIA	NP	60
	480	VALENCIA	P	62
	101	VALENCIA	NP	90
	333	FELL	NP	100
		KING	NP	114
	100	ALEMANY	NP	120
	201	TURK	NP	175
			TOTAL	963
SRO/GROUP HOUSING				
	1272	SO. VAN NESS	NP	12
	102	SIXTH	NP	100
	703	NATOMA	NP	104
	241	SIXTH	NP	110
			TOTAL	326
			GRAND TOTAL	1,922

LIST 5B - NEW CONSTRUCTION AFFORDABLE HOUSING PROJECTS (10+ UNITS)
APPROVED/UNDER CONSTRUCTION

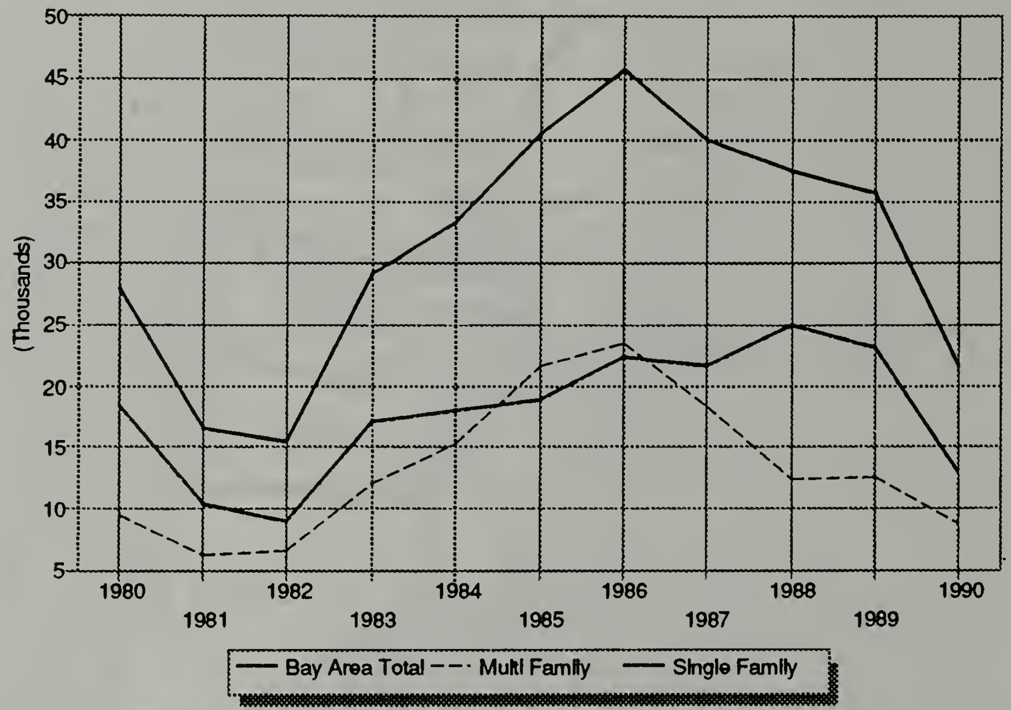
Department of City Planning May 14, 1991

	PROJECT	LOCATION	TYPE	UNITS
ELDERLY				
	11	PHELAN	NP	146
			TOTAL	146
FAMILY				
		WHITNEY YOUNG C	SFRA	11
	3400	SIXTEENTH	NP	18
	1450	EDDY	P	24
	3330	ARMY	NP	24
		LA SALLE	SFRA	27
		WHITNEY YOUNG C	SFRA	27
	2155	MISSION	P	47
	685	KEITH	SFRA	62
	1123	PIERCE	HA	208
			TOTAL	448
LIVE WORK				
	1200	CONNECTICUT	NP	10
	300	ARKANSAS	P	29
			TOTAL	39

Map 2
Bay Area Nine County Region


SONOMA
NAPA
SOLANO
MARIN
CONTRA COSTA
SF
ALAMEDA
SAN MATEO
SANTA CLARA

Graph 6
BAY AREA HOUSING TRENDS 1980 - 1990
Single and Multi-Family Construction



L. BAY AREA NINE COUNTY REGION

Graph 6 shows overall Bay Area housing construction in decline since 1986 when 45,702 units were authorized for construction. Only 21,601 units were authorized in 1990.

The counties with the most residential construction, Alameda, Contra Costa, and Santa Clara (55%), continue to be in the East and South Bay. Solano and Sonoma followed in the North Bay with 28% of annual Bay Area growth. San Francisco accounted for 6% of the Bay Area total housing production.

Of the total number of units approved for construction in the Bay Area, 60% were single family homes and 40% were units in multi-unit buildings. Graph 6 shows that more single family housing has been approved in the Bay Area in recent years than multi-family housing. This is a reversal from a previous trend towards greater densities in new residential developments. In San Francisco, permits for single family housing account for only 4% of the annual total.

Residential demolition permits in the Bay Area totaled 1,090 units in 1990 (Table I.15.A). A new Table I.15.B compares alteration permit activity in San Francisco to the other Bay Area counties. It shows that San Francisco has one of the highest ranking in terms of units and dollars in alteration permits.

Statewide, new construction decreased from 237,747 units in 1989 to 160,717 units in 1990, a 47% decline. Statewide residential demolition totaled 9,383 units in 1990.

TABLE I.15 - UNITS AUTHORIZED FOR CONSTRUCTION
Bay Area Counties, 1990

County	Units Authorized	Percent
Santa Clara	4,871	23%
Contra Costa	4,292	20%
Sonoma	3,667	17%
Alameda	2,688	12%
Solano	2,384	11%
San Francisco	1,332	6%
Marin	830	4%
San Mateo	830	4%
Napa	707	4%
TOTAL	21,601	100%

TABLE L15A - PERMITS for RESIDENTIAL DEMOLITION
Bay Area Counties, 1990

County	Buildings Demolished	Units Demolished	Percent
Alameda	123	159	15%
Contra Costa	158	188	17%
Marin	12	12	1%
Napa	48	48	4%
San Francisco	85	130	12%
San Mateo	116	150	14%
Santa Clara	261	285	26%
Solano	48	74	7%
Sonoma	43	44	4%
TOTAL	**894**	**1,090**	**100%**

TABLE L15B - ALTERATION PERMITS
Bay Area Counties, 1990

County	Alteration Units	Alteration Cost (thousands)	Percent
Alameda	10,470	$120,579	18%
Contra Costa	8,029	$93,552	14%
Marin	2,912	$58,915	5%
Napa	2,255	$21,533	4%
San Francisco	10,853	$167,649	18%
San Mateo	9,026	$148,650	15%
Santa Clara	8,978	$167,677	15%
Solano	3,683	$31,103	6%
Sonoma	2,805	$40,247	5%
TOTAL	**59,011**	**$849,905**	**100%**

Part II

Data Tables

ANNUAL SERIES OF DATA TABLES

TABLE II.1
NET CHANGE in HOUSING STRUCTURES and UNITS, 1990

Structure Type	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	71	49%	71	4%
Two Units	17	12%	34	2%
Three Units	32	22%	96	6%
Four Units	1	1%	4	0%
5 to 9 Units	9	6%	65	4%
10 to 19 Units	11	8%	144	9%
20 or more Units	4	3%	1,218	75%
TOTAL	145	100%	1,632	100%

TABLE II.2 - SAN FRANCISCO HOUSING STOCK
December, 1990

Structure Type	Number of Units	Percent
Single Family	111,072	33.7%
Two Units	36,582	11.1%
3 to 4 Units	35,573	10.8%
5 to 9 Units	37,049	11.2%
10 or more Units	109,378	33.2%
TOTAL	329,654	100%

TABLE II.3 - HOUSING UNITS CERTIFIED COMPLETE, 1990
by Structure Type

Structure Type	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	89	48.9%	89	4.3%
Two Units	24	13.2%	48	2.3%
Three Units	35	19.2%	105	5.1%
Four Units	5	2.7%	20	1.0%
5 to 9 Units	9	4.9%	65	3.1%
10 to 19 Units	12	6.6%	156	7.6%
20 or more Units	8	4.9%	1,582	76.6%
TOTAL	182	100%	2,065	100%

TABLE II.4 - HOUSING UNITS CERTIFIED COMPLETE, 1990
by Bedroom Type

Bedroom Type	Units	Percent
Studio	551	26.7%
One Bedroom	427	20.7%
Two Bedroom	819	39.7%
Three Bedroom	228	11.0%
Four or More	40	1.9%
Unknown	0	0.0%
TOTAL	2,065	100%

TABLE II.5 - PRIVATE & PUBLIC SECTOR SHARE OF COMPLETED UNITS

Source	Type	Units	Percent	Estimated Cost	Percent
Public	Housing Authority	0	0%	$0	0%
Public	Non-Profit	278	13%	$32,200,000	19%
Public	Redevelopment	1,081	52%	$40,200,000	23%
Private	Private	706	34%	$100,555,969	58%
	TOTAL	2,065	100%	$172,955,969	100%

TABLE II.6 - HOUSING UNITS AUTHORIZED FOR CONSTRUCTION
by Building Permit - 1990
San Francisco and the Bay Area by County

County	Single Family	Multi-Family	Total	% Single Family of Total
Alameda	1,621	1,067	2,688	60%
Contra Costa	3,133	1,159	4,292	73%
Marin	371	459	830	45%
Napa	652	55	707	92%
San Francisco	161	1,171	1,332	12%
San Mateo	641	189	830	77%
Santa Clara	1,762	3,109	4,871	36%
Solano	1,819	565	2,384	76%
Sonoma	2,708	959	3,667	73%
TOTAL	12,868	8,733	21,601	60%

TABLE II.7 - HOUSING UNITS AUTHORIZED FOR CONSTRUCTION BY BUILDING PERMIT, 1990
San Francisco and the Bay Area by County

Year	Bay Area Total	Bay Area Total minus San Francisco	Multi-Family Bay Area Total minus San Francisco	Single Family Bay Area Total minus San Francisco	San Francisco Total	San Francisco Multi-Family	San Francisco Single Family
1980	27,852	26,650	8,495	18,155	1,202	1,012	190
1981	16,576	15,334	5,003	10,331	1,242	1,159	83
1982	15,412	14,197	5,535	8,662	1,215	1,065	150
1983	29,126	27,959	11,038	16,921	1,167	1,011	156
1984	33,295	31,982	14,312	17,670	1,313	904	409
1985	40,502	39,023	20,259	18,764	1,479	1,306	173
1986	45,702	43,665	21,538	22,127	2,037	1,898	139
1987	39,969	37,527	16,098	21,429	2,442	2,287	155
1988	37,495	35,564	10,697	24,867	1,931	1,774	157
1989	35,716	34,208	22,987	11,221	1,508	1,361	147
1990	21,601	20,269	7,562	12,707	1,332	1,171	161

TABLE II.8 - HOUSING UNITS DEMOLISHED, 1990
by Structure Type

Structure Type	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	18	49%	18	4%
Two Units	7	19%	14	3%
Three Units	3	8%	9	2%
Four Units	4	11%	16	4%
5 to 9 Units	0	0%	0	0%
10 to 19 Units	1	3%	18	3%
20 or more Units	4	11%	364	84%
TOTAL	37	100%	433	100%

TABLE II.12 - NET CHANGE in HOUSING UNITS
Planning Districts in Rank Order

			Structures		Units	
Rank	Planning District	Dist #	Number	Percent	Number	Percent
1	South of Market	9	3	3%	563	34%
2	Western Addition	5	[illegible]	5%	303	19%
13	Downtown	4	1	1%	169	10%
4	Ingleside	13	6	6%	161	10%
5	South Central	12	29	29%	114	7%
6	Northeast	3	(1)	1%	96	6%
7	Richmond	1	29	21%	83	5%
8	Outer Sunset	15	5	5%	37	2%
9	Inner Sunset	14	8	8%	30	2%
10	South Bayshore	10	13	13%	28	2%
11	Mission	8	0	0%	23	1%
12	Buena Vista	6	3	[illegible]	10	1%
13	Bernal Heights	11	8	8%	9	1%
10	Central	7	(1)	1%	5	0%
15	Marina	2	0	5%	1	0%
TOTAL			100	100%	1,632	100%

TABLE II.13 - NET CHANGE IN HOUSING UNITS, 1990
Districts in Rank Order by Structure Type

	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or more Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	31	Richmond	82	Western Addition	22	South Central	76	South of Market	567
2	South Bayshore	20	Inner Sunset	19	Outer Sunset	18	Downtown	36	Western Addition	267
3	Bernal Heights	3	Western Addition	19	Mission	0	Mission	20	Ingleside	150
4	Ingleside	2	Outer Sunset	0	Buena Vista	0	Outer Sunset	10	Downtown	133
5	Inner Sunset	3	South Bayshore	0	Inner Sunset	0	Inner Sunset	0	Northeast	101
6	South of Market	2	South Central	0	Central	0	Bernal Heights	0	Bernal Heights	0
7	Marina	2	Buena Vista	0	Bernal Heights	0	Buena Vista	0	Buena Vista	0
8	Outer Sunset	2	Ingleside	0	Downtown	0	Central	0	Central	0
9	Richmond	2	Central	0	Ingleside	0	Ingleside	0	Inner Sunset	0
10	Buena Vista	2	Bernal Heights	0	Marina	0	Marina	0	Marina	0
11	Downtown	2	Downtown	0	Northeast	0	Northeast	0	Mission	0
12	Mission	2	Marina	0	Richmond	0	Richmond	0	Outer Sunset	0
13	Western Addition	2	Northeast	(3)	South Bayshore	0	South Bayshore	0	Richmond	0
14	Central	(2)	Mission	(5)	South Central	0	South of Market	0	South Bayshore	0
15	Northeast	(2)	South of Market	(6)	South of Market	0	Western Addition	0	South Central	0
	TOTAL	71		134		65		144		1,218
	PERCENT	4%		8%		4%		9%		75%

TABLE II.14 - HOUSING UNITS CERTIFIED COMPLETE, 1990
Planning Districts in Rank Order

Rank	Planning District	Dist #	New Structures	Percent	New Units	Percent
1	Western Addition	5	9	7%	638	31%
2	South of Market	9	7	5%	493	24%
3	Downtown	4	2	1%	201	10%
4	Richmond	1	24	18%	170	8%
5	Ingleside	13	6	6%	163	8%
6	South Central	12	30	22%	115	6%
7	Northeast	3	2	1%	101	5%
8	Inner Sunset	14	10	7%	43	2%
9	Mission	8	6	4%	38	2%
10	Outer Sunset	15	6	4%	38	2%
11	South Bayshore	10	14	10%	29	1%
12	Central	7	5	4%	11	1%
14	Buena Vista	6	3	2%	10	0%
14	Bernal Heights	11	6	7%	10	0%
15	Marina	2	2	1%	5	0%
TOTAL			**137**	**100%**	**2,065**	**100%**

TABLE II.15 - HOUSING UNITS COMPLETED, 1990
Districts in Rank Order by Structure Type

Rank	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	32	Richmond	82	Western Addition	[illegible]	South Central	76	Western Addition	599
2	South Bayshore	21	Inner Sunset	19	Outer Sunset	19	Downtown	36	South of Market	567
3	Bernal Heights	10	Western Addition	19	Mission	8	Mission	20	Downtown	165
4	Ingleside	[illegible]	Mission	10	Buena Vista	6	Inner Sunset	14	Ingleside	150
5	Central	[illegible]	Outer Sunset	8	Inner Sunset	[illegible]	Outer Sunset	10	Northeast	101
6	Inner Sunset	[illegible]	South Bayshore	8	Central	5	Bernal Heights	0	Bernal Heights	0
7	Richmond	[illegible]	South of Market	8	Bernal Heights	0	Buena Vista	0	Buena Vista	0
8	South of Market	3	South Central	[illegible]	Downtown	0	Central	0	Central	0
9	Outer Sunset	[illegible]	Buena Vista	[illegible]	Ingleside	0	Ingleside	0	Inner Sunset	0
10	Marina	1	Ingleside	[illegible]	Marina	6	Marina	0	Marina	0
11	Buena Vista	0	Marina	[illegible]	Northeast	0	Northeast	0	Mission	0
12	Downtown	0	Central	[illegible]	Richmond	0	Richmond	0	Outer Sunset	0
13	Mission	0	Bernal Heights	0	South Bayshore	0	South Bayshore	0	Richmond	0
14	Northeast	0	Downtown	0	South Central	0	South of Market	0	South Bayshore	0
15	Western Addition	0	Northeast	0	South of Market	0	Western Addition	0	South Central	0
TOTAL		89		173		65		156		1,582
PERCENT		4%		8%		3%		8%		77%

TABLE II.16 - HOUSING UNITS CERTIFIED COMPLETE, 1990
Districts in Rank Order by Bedroom Type

Rank	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More Bedrooms	
	District	Units	District	Units	District	Units	District	Units	District	Units
4	Western Addition	167	Western Addition	232	South of Market	295	South Central	73	South Bayshore	9
8	South of Market	164	South of Market	110	Western Addition	211	Richmond	66	South Central	7
8	Downtown	126	Downtown	39	Ingleside	129	Western Addition	26	Inner Sunset	6
4	Northeast	94	Ingleside	27	Downtown	36	South Bayshore	16	Richmond	5
5	Bernal Heights	0	Northeast	7	South Central	33	Inner Sunset	8	Bernal Heights	3
8	Buena Vista	0	Mission	6	Outer Sunset	30	South of Market	6	Ingleside	2
7	Central	0	Inner Sunset	3	Mission	28	Bernal Heights	7	Mission	2
8	Ingleside	0	South Central	2	Inner Sunset	26	Central	6	Outer Sunset	2
9	Inner Sunset	0	Richmond	1	Richmond	13	Outer Sunset	6	Western Addition	2
10	Marina	0	Bernal Heights	0	Buena Vista	8	Ingleside	6	Central	1
11	Mission	0	Buena Vista	0	Central	4	Marina	3	South of Market	1
12	Outer Sunset	0	Central	0	South Bayshore	94	Buena Vista	2	Buena Vista	0
13	Richmond	0	Marina	0	Marina	2	Mission	8	Downtown	0
11	South Bayshore	0	Outer Sunset	0	Bernal Heights	0	Downtown	0	Marina	0
15	South Central	0	South Bayshore	0	Northeast	0	Northeast	0	Northeast	0
	TOTAL	551		427		819		228		40
	PERCENT	27%		21%		40%		11%		2%

TABLE II.17 - HOUSING UNITS DEMOLISHED, 1990
Districts in Rank Order

Rank	Planning District	Dist #	Structures	Percent	Units	Percent
1	Western Addition	5	4	11%	335	77%
2	Downtown	4	1	3%	32	7%
3	Mission	8	6	16%	15	3%
4	South of Market	9	5	14%	15	3%
5	Inner Sunset	14	2	5%	13	3%
6	Central	7	6	16%	5	1%
7	Northeast	3	3	8%	5	1%
8	Marina	2	2	5%	4	1%
9	Richmond	1	2	[illegible]%	2	0%
10	Ingleside	13	2	5%	2	0%
11	South Bayshore	10	1	3%	1	0%
12	Bernal Heights	11	1	3%	1	0%
14	South Central	12	1	3%	1	0%
14	Outer Sunset	15	1	3%	1	0%
15	Buena Vista	6	0	0%	0	0%
TOTAL			37	100%	433	100%

TABLE II.18 - HOUSING UNITS DEMOLISHED, 1990
Districts in Rank Order by Structure Type

Rank	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Central	4	Mission	15	Bernal Heights	0	Inner Sunset	2	Western Addition	332
2	Ingleside	2	South of Market	14	Buena Vista	0	Bernal Heights	0	Downtown	32
4	Northeast	2	Marina	4	Central	0	Buena Vista	0	Bernal Heights	0
4	Richmond	2	Northeast	3	Downtown	0	Central	0	Buena Vista	0
5	Bernal Heights	1	Western Addition	3	Ingleside	0	Downtown	0	Central	0
6	Inner Sunset	1	Bernal Heights	0	Inner Sunset	0	Ingleside	0	Ingleside	0
2	Outer Sunset	1	Buena Vista	0	Marina	0	Marina	0	Inner Sunset	0
8	South Bayshore	1	Central	0	Mission	0	Mission	0	Marina	0
9	South Central	[illegible]	Downtown	0	Northeast	0	Northeast	0	Mission	0
10	South of Market	[illegible]	Ingleside	0	Outer Sunset	0	Outer Sunset	0	Northeast	0
1[illegible]	Buena Vista	0	Inner Sunset	0	Richmond	0	Richmond	0	Outer Sunset	0
12	Downtown	0	Outer Sunset	0	South Bayshore	0	South Bayshore	0	Richmond	0
13	Marina	0	Richmond	0	South Central	0	South Central	0	South Bayshore	0
14	Mission	0	South Bayshore	0	South of Market	0	South of Market	0	South Central	0
15	Western Addition	0	South Central	0	Western Addition	0	Western Addition	0	South of Market	0
	TOTAL	18		39		0		12		364
	PERCENT	4%		9%		0%		3%		84%

APPENDIX TABLE A - NET CHANGE OF HOUSING UNITS BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1990

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
103.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
104.00	0	0	0	0	-1	-3	0	0	0	0	0	0	0	0	-1	-3
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108.00	0	0	0	0	0	0	0	0	0	0	0	0	1	31	1	31
109.00	0	0	0	0	0	0	0	0	0	0	0	0	1	70	1	70
110.00	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
111.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	0	0	0	0	0	0	0	0	0	0	0	1	165	1	165
124.00	0	0	0	0	0	0	0	0	0	0	2	36	0	0	2	36
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.00	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
128.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
129.00	0	0	-1	-2	0	0	1	4	0	0	0	0	0	0	0	2
130.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
134.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	1	2	2	6	0	0	1	6	0	0	0	0	4	14
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

154.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
155.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
157.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0
158.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2
159.00	0	0	0	0	0	0	0	0	0	0	0	0	-3	-332	-3	-332
160.00	0	0	0	0	0	0	0	0	0	0	0	0	1	599	1	599
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
162.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
164.00	0	0	0	0	0	0	0	0	2	16	0	0	0	0	2	16
165.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
166.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
170.00	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
171.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.00	0	0	0	0	0	0	0	0	0	0	0	0	-1	-32	-1	-32
178.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.01	0	0	-1	-2	0	0	-3	-12	0	0	0	0	0	0	-4	-14
179.02	0	0	0	0	0	0	0	0	0	0	0	0	2	482	2	482
179.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
201.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
203.00	0	0	-1	-2	0	0	0	0	0	0	2	20	0	0	1	18
204.00	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
205.00	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
206.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
207.00	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
208.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
209.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210.00	0	0	0	0	2	6	0	0	1	8	0	0	0	0	3	14
211.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
212.00	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
213.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
214.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
215.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
216.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
217.00	-2	-2	0	0	0	0	0	0	0	0	0	0	0	0	-2	-2
218.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
226.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
228.00	2	2	4	8	0	0	0	0	0	0	0	0	0	0	6	10
	0	0	-3	-6	-1	-3	-1	-4	0	0	0	0	0	0	-5	-13

229.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
230.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
231.00	2	2	4	8	0	0	0	0	0	0	0	0	0	0	6	10
232.00	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
233.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
234.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
251.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
252.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
253.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
254.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
255.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
256.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
257.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
258.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
260.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
261.00	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
262.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
263.00	3	3	2	4	0	0	0	0	0	0	6	76	0	0	11	83
264.00	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5
301.01	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
301.02	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
302.00	0	0	0	0	1	3	0	0	0	0	-1	-12	0	0	0	-9
303.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
304.00	0	0	0	0	3	9	0	0	0	0	0	0	0	0	3	9
305.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
306.00	1	1	0	0	0	0	0	0	0	0	1	14	0	0	2	15
307.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
308.00	0	0	0	0	1	3	0	0	1	6	0	0	0	0	2	9
309.00	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
310.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
313.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
314.00	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
326.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
327.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328.00	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
329.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
330.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
331.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
332.00	0	0	0	0	0	0	0	0	0	0	0	0	1	150	1	150
351.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
352.00	0	0	1	2	2	6	0	0	0	0	0	0	0	0	3	8
353.00	0	0	0	0	0	0	0	0	2	18	1	10	0	0	3	28
354.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401.00	0	0	0	0	1	3	2	8	0	0	0	0	1	85	4	96

402.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
426.00	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
427.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
428.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
451.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
452.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
476.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
477.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
478.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
479.00	0	0	2	4	17	51	0	0	0	0	0	0	0	0	19	55
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
604.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
TOTAL	71	71	17	34	32	96	1	4	9	65	11	144	4	1218	145	1632

APPENDIX TABLE B - HOUSING UNITS CERTIFIED COMPLETE BY CENSUS TRACT AND STRUCTURE TYPE

San Francisco, 1990

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
103.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
104.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	1	31	1	31
108.00	0	0	0	0	0	0	0	0	0	0	0	0	1	70	1	70
109.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	0	0	0	0	0	0	0	0	0	0	0	1	165	1	165
124.00	0	0	0	0	0	0	0	0	0	0	2	36	0	0	2	36
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
129.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
130.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
133.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
134.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	1	2	3	9	0	0	1	6	0	0	0	0	5	17
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
155.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
157.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
158.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
159.00	0	0	0	0	0	0	0	0	0	0	0	0	1	599	1	599
160.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
162.98	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
163.00	0	0	0	0	0	0	0	0	2	16	0	0	0	0	2	16
164.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3

165.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168.98	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
169.00	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
170.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
171.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.01	0	0	0	0	0	0	0	0	0	0	0	0	2	482	2	482
179.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
201.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.98	0	0	0	0	0	0	0	0	0	0	2	20	0	0	2	20
203.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
204.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
205.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
206.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
207.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
208.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
209.00	0	0	0	0	2	6	0	0	1	8	0	0	0	0	3	14
210.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
211.00	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2

214.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
215.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
216.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
217.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
218.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
226.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227.00	3	3	4	8	0	0	0	0	0	0	0	0	0	0	7	11
228.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
229.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
230.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
231.00	2	2	4	8	0	0	0	0	0	0	0	0	0	0	6	10
232.00	11	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11
233.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
234.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
251.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
252.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
253.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
254.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
255.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
256.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
257.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
258.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
260.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
261.00	13	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
262.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
263.00	3	3	2	4	0	0	0	0	0	0	6	76	0	0	11	83
264.00	2	2	0	0	1	3	0	0	0	0	0	0	0	0	3	5

301.01	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
301.02	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
302.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
303.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
304.00	1	1	0	0	3	9	0	0	0	0	0	0	0	0	4	10
305.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
306.00	1	1	0	0	0	0	0	0	0	0	1	14	0	0	2	15
307.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
308.00	0	0	0	0	1	3	0	0	1	6	0	0	0	0	2	9
309.00	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
310.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
313.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
314.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
326.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
327.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
329.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
330.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
331.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
332.00	0	0	0	0	0	0	0	0	0	0	0	0	1	150	1	150
351.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
352.00	0	0	1	2	2	6	0	0	0	0	0	0	0	0	3	8
353.00	0	0	0	0	0	0	0	0	2	18	1	10	0	0	3	28
354.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401.00	0	0	0	0	1	3	2	8	0	0	0	0	1	85	4	96
402.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1

426.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
427.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
428.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
451.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
452.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
476.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
477.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
478.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
479.00	0	0	2	4	17	51	0	0	0	0	0	0	0	0	19	55
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
604.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	6	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
TOTAL	89	89	24	48	35	105	5	20	9	65	12	156	8	1582	182	2065

APPENDIX TABLE C - HOUSING UNITS DEMOLISHED BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1990

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
103.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
104.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
109.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
110.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
128.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
129.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
130.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
157.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
158.00	0	0	0	0	0	0	0	0	0	0	0	0	3	332	3	332
159.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
160.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
162.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
164.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

165.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.98	0	0	0	0	0	0	0	0	0	0	0	0	1	32	1	32
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	0	0	1	2	0	0	3	12	0	0	0	0	0	0	4	14
179.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
201.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.98	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
203.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
204.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
205.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
206.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
207.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
208.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
209.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
211.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

214.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
215.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
216.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
217.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
218.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
226.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
228.00	0	0	3	6	1	3	1	4	0	0	0	0	0	0	5	13
229.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
230.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
231.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
232.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
233.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
234.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
251.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
253.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
254.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
255.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
256.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
257.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
258.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
260.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
261.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
262.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
263.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
264.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

301.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
301.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
302.00	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
303.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
304.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
305.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
306.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
307.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
308.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
309.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
310.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
313.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
314.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
326.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
327.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
328.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
329.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
330.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
331.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
352.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
353.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
354.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
402.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

426.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
427.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
428.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
451.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
452.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
476.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
477.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
478.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
479.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
604.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
605.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
TOTAL	18	18	7	14	3	9	4	16	0	0	1	12	4	364	37	433

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HOUSING INFORMATION SERIES

Changes in the Housing Inventory
1991

Department of City Planning
City and County of San Francisco

EXECUTIVE SUMMARY

HOUSING INFORMATION SERIES
CHANGES IN THE SAN FRANCISCO HOUSING STOCK

The San Francisco Housing stock consisted of 331,913 units on January 1, 1992; 105,183 single family units (31.6%), 79,106 units (23.8%) in two to four unit buildings, 73,413 units (22.1%) in five to nineteen unit buildings, and 74,215 units (22.3%) in twenty or more unit buildings. Approximately 33% of the units are owner occupied, 62% are rental units, and 5% are vacant. Total household population is about 705,453 and household size averages 2.286 persons per household.

Housing production in 1991 was 1,882 units, compared to an annual average of 1,582 over a 10 year period. The number of units under construction has decreased from previous years as large projects have been completed, and market conditions and difficulty in securing construction financing has slowed major approved residential projects in starting construction.

The number of units Authorized for Construction by the Bureau of Building Inspection (BBI) decreased in 1991 to 987 units from 1,332 units in 1990 and compared to a 10 year annual average of 1,562. A decrease in units under construction or approved for construction translates into a decrease in future units produced/completed. However, it is possible that housing production could be sustained because a large number of projects and units have been approved by City Planning but have not taken out a building permit or started construction (approximately 1,600 units).

The Department of City Planning currently has about 3,500 units under review from cases which require City Planning Commission action, and an additional 1,800 units are under informal City Planning review. The City Planning Commission approved over 1,800 units in 1991, and 753 units through April 1992.

Construction of in fill residential buildings with two, three, and four unit structures has decreased in recent years (from 540 units in 1988 to 158 units in 1991). Multi-unit developments (with 2 or more units) continue to account for most of the new residential construction in the City (95%); buildings with 20 or more units account for about 80% of overall production.

A large number of new housing developments currently available as rental units have been completed in the last three years (over 3,600 units). Recently there has been a shift to more projects being marketed as condominiums. There also has been a slight increase in projects with larger sized units with two or more bedrooms.

Three hundred and forty-seven new affordable dwelling units were completed 1991. That is 18% of total units completed compared to an average of 24% of total in previous years. The decrease in new affordable "dwelling" units completed has been offset by an increase in the new and rehabilitated "group housing" units for low, very low, and extremely low income households. The number of affordable projects "in the pipeline" has increased. As of April 1992, about 1,000 new affordable units were under review and about 1,100 units were under construction. About 70% of these units were family units. An additional 2,000 rehabilitation affordable group housing units are under review or under construction.

Residential demolition has decreased from an average of 150 units per year to 90 units in 1991.

Bay Area housing construction has continued to decrease from a high of 45,702 units in 1986 to 17,465 units in 1991, one of the lowest levels since the 1982 recession.

HOUSING INFORMATION SERIES

CHANGES IN THE SAN FRANCISCO HOUSING INVENTORY

June 1992

San Francisco Department of City Planning
Office of Analysis and Information Systems (OASIS)

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1991 HOUSING HIGHLIGHTS

UNITS IN HOUSING PRODUCTION

Units Completed. New residential construction continued to decrease from a high of 2,573 units in 1989 to 1,882 units in 1991.

Units Under Construction. The volume of units under construction has decreased from previous years as large projects previously under construction have been completed, and market conditions and difficulty in securing construction financing has slowed the number of large residential projects from proceeding from project approval to the construction stage.

Units Under Review. The number of units and projects approved or under review by the Department of City Planning has not diminished. Currently about 3,500 units are under formal City planning review and over 2,600 units have been approved by City Planning since 1991.

Units Authorized for Construction. The number of units approved for construction by the Bureau of Building Inspection has decreased from a high of 2,442 units in 1987 to only 987 units in 1991. This may lead to a future decrease in units completed. Since the number of units approved by Planning has not decreased, it is possible that the current volume of housing production would be sustained if these projects proceed to building permit approval, financing, and construction.

SINGLE AND MULTI UNIT BUILDINGS

Overall construction of residential buildings has decreased in recent years, particularly in the construction of two, three, and four unit buildings. As in previous years, multiunit developments account for about 95% of all residential construction; units in buildings with 20 or more units accounted for about 80% of overall production. There has been a slight increase in projects with larger sized units having two or more bedrooms.

TENURE

Rental housing production continues to increase with the completion of more rental units at the Fillmore Center Redevelopment area. Condominium construction picked up in 1991 with the completions of more condominium developments.

AFFORDABILITY

Approximately 347 new affordable dwelling units were completed 1991, only about 18% of overall production. While there was a slight decrease in affordable "dwelling" units completed, the number of affordable "group housing" units increased. The number of affordable projects "in the pipeline" increased. As of April 1992, about 1,000 new affordable units were under review and about 1,100 units were under construction. About 70% of these units are family units. In addition, about 2,000 affordable group housing units are under review or under construction from permanent affordable rehabilitation activity.

DEMOLITIONS

Approximately 90 units were demolished in 1991, a decrease from 433 units demolished in 1990.

REGIONAL

Bay Area housing construction has continued to decrease from 45,702 units in 1986 to 17,465 units in 1991, one of the lowest levels since the 1982 recession.

INTRODUCTION

The first Housing Inventory Report was published in 1966 and covered the 1960 to 1966 period. The following year the Department of City Planning published the first annual report of the series.

The Housing Inventory Series summarizes changes in San Francisco's legal housing stock resulting from new construction and demolition of residential units. Over the years, at the request of the City Planning Commission and the general public and with increase computerization, the report has been expanded to include information such as: units constructed or demolished by zoning classification, units added or eliminated by alteration permits, units by rental or condominium ownership, affordability of units constructed, new affordable housing rehabilitation by nonprofit organizations, sample rents and housing prices of new residential construction, and conversions of residential hotel units.

The Report contains information on projects "completed" in the City. Annual totals are reported citywide, by City census tracts, by City Planning Districts, and by Bay Area Counties. The report provides project data on the stream of housing production from projects "under planning review", to projects "authorized for construction", to projects "under construction", and to projects "completed".

The Report is used to monitor changes in San Francisco's housing stock and to evaluate housing trends and implementation of housing policies of the City's Residence Element. Part I of this report contains the principal findings with corresponding tables, graphs and lists, and Part II contains the annual series of tables for units completed or demolished.

Expansion of the data reported has been possible with the computerization of informational data and increased report generation capabilities. While this is one of the first computerized reports in the Department, progress is still needed to computerize more of the data input process. Publishing this Report will be expedited with the conversion of the Bureau of Building Inspection (BBI) and City Planning data processing to a more integrated computerized network database system, and better computerization of City Planning data.

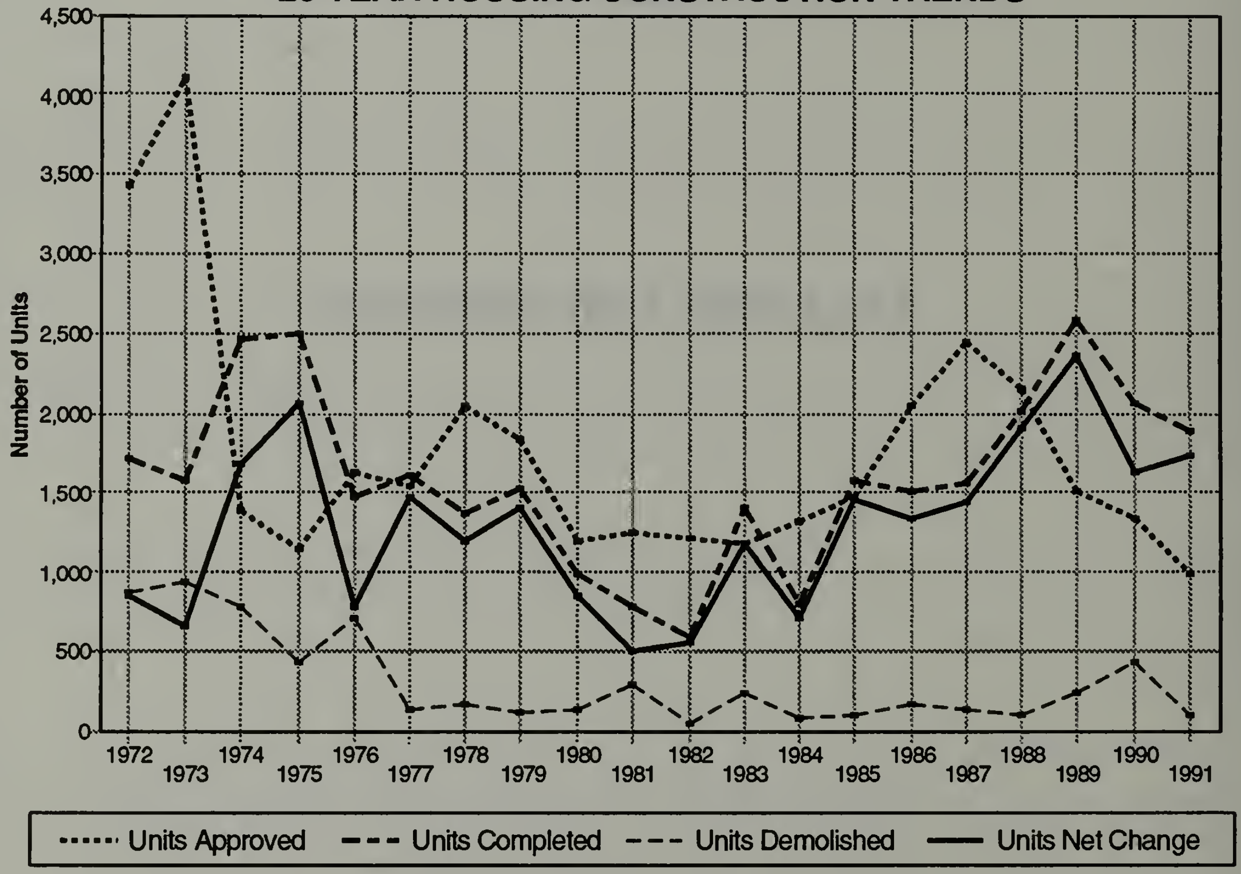
The primary data source for the report is Certificates of Final Completion (CFC) and Temporary Permits of Occupancy (TPO) issued by BBI for residential projects with units available for occupancy. This data is obtained from BBI computerized records of projects completed in the previous calendar year.

Other data sources include the Department of Public Work's Condominium Subdivision Office new condominium construction and conversion data; BBI's Housing Inspection Division residential hotel unit conversion data; BBI's Central Permit Bureau building permit data; the Department of City Planning dwelling unit size data for new residential projects and project review data; the San Francisco Redevelopment Agency and the Mayor's Office of Housing project and affordability data; and the U.S. Bureau of the Census permit application data for the nine Bay Area Counties. Other data sources which often contribute to this report include the City Assessor's Office, the California State Census Data Center, the San Francisco Board of Realtors, and project sponsors.

PART I

ANALYSIS AND FINDINGS

CITYWIDE FINDINGS



Graph 1

20 YEAR HOUSING CONSTRUCTION TRENDS

A. HOUSING TRENDS - 1972 to 1991

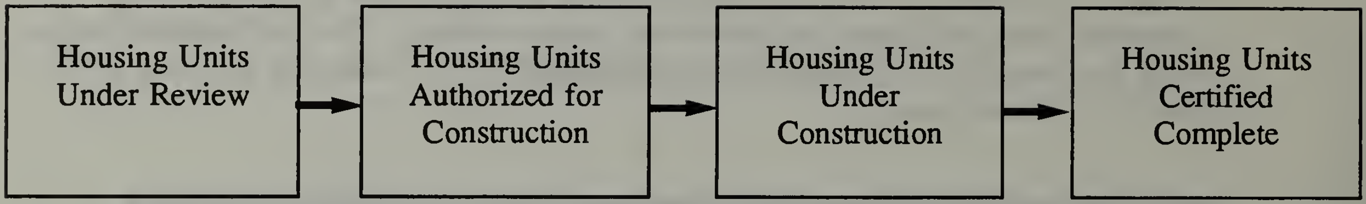
Table I.1 and Graph 1 summarize housing trends during the past 20 years for units completed, units authorized for construction, and net change. The San Francisco housing stock increased by 1,775 units in 1991, and totaled 331,913 units after adjusting to the 1990 U.S. Census base.

TABLE I.1
SAN FRANCISCO HOUSING TRENDS

Year	Units Approved	Completions	Demolitions	Alterations	* Net Change
1972	3,439	1,713	869		844
1973	4,105	1,578	925		653
1974	1,386	2,454	774		1,680
1975	1,142	2,495	439		2,056
1976	1,622	1,480	707		773
1978	1,536	1,616	136		1,480
1978	2,045	1,375	173		1,201
1979	1,833	1,516	114		1,402
1986	1,202	980	128		852
1981	1,202	780	288		492
1982	1,215	589	42		547
1984	1,167	1,480	233		1,167
1984	1,313	790	79		711
1985	1,479	1,568	105		1,463
1986	2,037	1,507	173		1,334
1987	2,442	1,553	128		1,426
1988	2,148	2,011	104		1,907
1989	1,508	2,573	228		2,345
1990	1,332	2,065	433		1,632
1991	987	1,882	90	(60)	1,732
TOTAL	**35,180**	**31,925**	**6,168**	**(60)**	**25,697**

* This column historically accounted for units legally completed minus units legally demolished. Beginning in 1991 the net change includes units gained or lost from alteration permit activitys. It does not account for illegal conversions or additions. and changes in the stock of residential hotel units.

B. HOUSING PRODUCTION


Housing Units Under Review
Housing Units Authorized for Construction
Housing Units Under Construction
Housing Units Certified Complete

A complete picture of housing production consists of units under permit review, units authorized for construction, units under construction, and finally, units certified complete. The number of units in these various stages of housing production is summarized below.

1. Units Under City Planning Review

As of April 1992, the Department of City Planning had about 30 major housing projects under review, containing roughly 3,500 units. These projects are reported in List 4A on page 41. An additional 30 projects with about 1,800 units were under informal review by the Department. These totals do not include smaller projects which require only a building permit. Large residential projects recently approved by the City Planning Department are reported in List 4B on page 42.

2. Units Authorized for Construction by BBI

The number of housing units Authorized for Construction by BBI has decreased from a peak of 2,442 units in 1987 to a low of 987 units in 1991. This drop is due primarily to a decrease in the number of large multiunit residential developments. Large multiunit projects generally account for the largest volume of residential housing production in any one year. The number of units Authorized for Construction by BBI has decreased even though large multiunit residential projects continue to be approved by Planning. This indicates that the gap between project approval by City Planning and building permit approval by BBI has increased. Major projects Authorized for Construction in 1991 are in List 3 on page 40.

TABLE I.2
NEW HOUSING UNITS AUTHORIZED FOR CONSTRUCTION BY BBI

Year	Single	2 Units	3-4 Units	5+ Units	Total Units	Total Buildings
1991	195	118	119	555	987	308
1990	161	88	158	925	1,332	283
1989	147	110	156	1,095	1,508	283
1988	157	138	157	1,696	2,148	314

3. Units Under Construction

The volume of residential projects under construction has decreased from previous years. It is estimated that approximately 1,500 units currently are under construction. Major residential projects under construction are in List 2 on page 40. These include 282 units at 111 Chestnut, 117 units at 629 Chestnut, 260 units at 401 Main, 164 units at Post and Gough.

4. Units Certified Complete

The annual number of housing units completed decreased from a high of 2,573 units in 1989 to 1,882 in 1991. Despite this decrease, overall housing production remains relatively strong compared to historical trends as shown in Graph 1 on page 6. The five year average remains about 2,000 units per year.

A total of about 517 units were completed in San Francisco Redevelopment areas. Other major market rate projects completed in 1991 include 294 units at 201 Harrison street, 69 units at 1650 Jackson Street, 67 units at 350 Steward, 51 units at 1700 Van Ness Avenue, and 169 live work units in the South of Market area. In addition, 203 affordable family units were completed in the Western Addition and 48 low income family units were completed in the Mission District. Major projects completed are listed in List 1 on page 37. The number of units completed are aggregated by census tracts, by Planning Districts, and by Citywide totals in Part II of this report.

5. Net Change to the Housing Stock

The net change to the housing stock is arrived by deducting the number of units eliminated by demolition or alterations which result in the loss of units from the number of units gained by new construction or alterations which result in units added. The net change in 1991 is a gain of 1,775 units. The net gain is reported by building types and by Planning Districts. Recent trends indicate that the number of units added or lost by alteration activity has been increasing. These changes have been accounted for since 1989 in Table I.9 on page 19.

The housing stock totals are adjusted to the 1990 Census by adding the net changes after April 1, 1990 to the 1990 Census base. The adjusted citywide housing stock totals are reported below. The new housing stock totals by Planning District are reported in Table I.14 on page 32.

TABLE I.2A SAN FRANCISCO HOUSING STOCK

	Single Family	Two Units	3-4 Units	5-9 Units	10-19 Units	20 + Units	TOTAL UNITS
1990 Census 4/1/90	105,150	38,054	40,835	36,981	36,211	71,240	328,471
Net Gain to 12/91	33	50	163	52	169	2,975	3,442
Total 1991	105,183	38,104	40,998	37,033	36,380	74,215	331,913

C. HOUSING CHARACTERISTICS

1. Building Types

The Graphs in the opposite page contrast annual housing production to San Francisco's existing housing stock. Graph 2 shows San Francisco's housing stock consisting of approximately one third single family, one third moderate density two to nine unit buildings, and one third larger multiunit buildings with ten or more units. In recent years, the City has gained mostly in larger multiunit projects. Graph 3 shows units completed in 1991 by housing type.

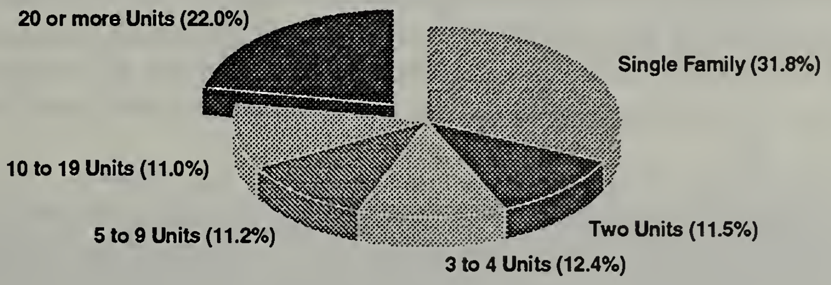
Construction trends by building types are reported in Table I.3 and illustrated in Graph 4 on page 12. A decrease in large multiunit projects generally account for a decrease in overall units competed. Construction of smaller one, two, and three unit buildings has also decreased in recent years .

Single family housing construction in San Francisco account for only about 5% of the units completed in any given year. In the Bay Area, single family housing construction ranges from about 50% to 80% of overall housing production. Housing construction in San Francisco is of much higher densities than Bay Area averages. Part II Table II.6 and II.7 on pages 52 and 53 reports Bay Area single and multiunit construction trends.

Part II Table II.1 on page 50 reports the net gain by building types (units completed minus units eliminated). Part II Table II.3 on page 51 reports housing construction by units completed by building types.

Graph 2

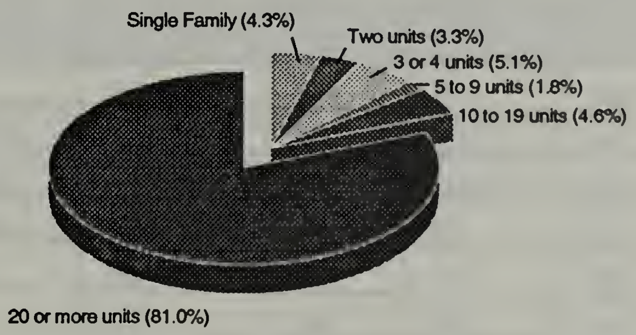
SAN FRANCISCO HOUSING STOCK
Number of Units by Building Type



Graph 3

UNITS COMPLETED
by Building Type

1991



Graph 4

HOUSING CONSTRUCTION by BUILDING TYPE

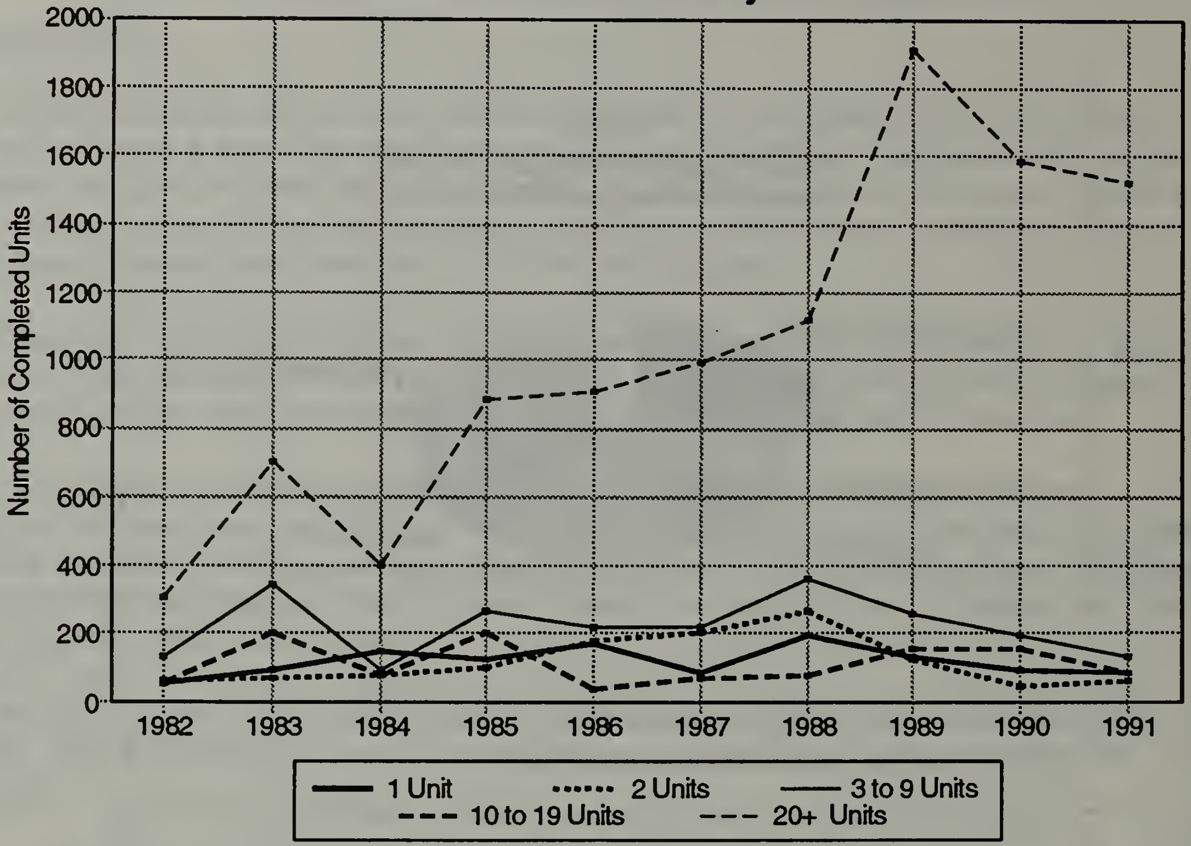


TABLE I.3
UNITS COMPLETED BY BUILDING TYPES

Year	Yearly Total	Single Family	Two Units	3 to 9 Units	10 to 19 Units	20 or More Units
1982	589	50	56	129	50	304
1983	1,400	91	64	344	201	700
1984	790	144	76	92	77	401
1985	1,568	123	100	260	206	879
1986	1,507	172	176	217	38	904
1987	1,553	83	200	215	64	991
1988	2,011	191	262	361	76	1,121
1989	2,573	133	122	252	158	1,908
1990	2,065	89	48	190	156	1,582
1991	1,882	79	62	129	87	1,525
TOTAL	15,938	1,155	1,166	2,189	1,113	10,315
Percent	**100%**	**7%**	**7%**	**14%**	**7%**	**65%**

2. Unit Sizes

The U.S. Census provides information of the size of existing units by reporting the number of rooms in the units. A comparison of the 1990 to the 1980 Census indicates that San Francisco's housing stock has grown primarily with smaller units with two rooms or less and to a lesser extent with larger units with six rooms or more (Table I.4 below). Moderately sized units of four to five rooms (two and three bedrooms) actually decreased during this period.

This report provides new construction unit size data in terms of number of bedrooms in Part II Table II.16 on page 59. As with the U.S. Census, the majority of the units completed in the eighties have been smaller sized units with one or two bedrooms. Smaller size units generally are in the larger multiunit projects. Larger 3 or 4 bedroom units have been completed primarily in single family homes and in two and three unit residential flats.

TABLE I.4
SAN FRANCISCO HOUSING STOCK BY UNIT SIZE

Unit Size Number of Rooms	1980 Census	1990 Census	% Change
One Room	31,054	34,608	+ 11.4%
Two Rooms	39,646	45,203	+ 14.0%
Three Rooms	59,147	60,566	+ 2.0%
Four Rooms	56,123	55,584	-1.0%
Five Rooms	64,322	60,325	-6.2%
Six + Rooms	66,059	72,185	+ 9.3%
TOTAL	316,608	328,471	

Source: United States Department of Commerce, Bureau of the Census. 1980 Census of Population and Housing and 1990 Census of Population and Housing, Summary Tape File 1.

D. TENURE

1. New Construction

List 1 on page 37 reports major rental and condominium projects recently completed. A significant number of new rental units have been completed since 1989 (approximately 3,600). In 1991 there was a resurgence in the completion of condominium units (approximately 900 units).

Table I.5 below reports new condominium trends by units approved (recordation) by the Department of Public Work's Condominium Subdivision Office. The number of condominium units completed in a given year does not correspond to the number of condominium units recorded in the year because condominium recordation may be for projects not yet completed or for projects completed in a previous year. This data is included because it is a consistent annual total which reflects condominium construction trends.

Generally, large multiunit project developers file for condominium maps even though initially the units may be marketed for rent. Such projects are noted as rental projects in List 1 on page 37.

TABLE I.5
NEW CONDOMINIUMS,
RECORDATION BY DPW

Year	Units
1984	1,251
1985	706
1985	704
1984	795
1982	714
1986	244
1985	706
1984	243
1983	921
1982	91
TOTAL	**6,173**

TABLE I.5A
NEW CONDOMINIUMS,
RECORDATION, 1991

Building Types	Units
Two units	44
3-4 units	89
5-9 units	89
10-19 units	18
20+ units	1,015
TOTAL	**1,251**

2. Condominium Conversions

Condominium conversion represents a change of tenure from rental to ownership but does not represent a loss of dwelling units. Condominium conversions are regulated by the Condominium Conversion Ordinance which, since 1983, has limited conversions to 200 units per year. The Condominium Conversion Ordinance is administered by the Department of Public Works, Bureau of Engineering, Condominium Subdivision Office.

The number of condominium conversions increased from 129 units in 1990 to 196 units in 1991, but remained within the 200 unit annual limit. A larger number of units applied for conversions but only about 40% of the units which apply for conversion meet all the criteria and are approved. The maximum number of units which may be converted in a single building is six.

TABLE I.6

CONDOMINIUM CONVERSIONS RECORDATION BY BBI

Year	Units
1991	196
1990	129
1989	117
1988	102
1988	160
1986	226
1985	294
1984	387
1984	570
1982	478
1981	624
1980	660
TOTAL	**3,943**

TABLE I.6A

CONDOMINIUM CONVERSIONS, RECORDATION BY BUILDING TYPES, 1991

Building Types	Units
Two units	76
Three units	44
Four units	42
Five plus	34
TOTAL	**196**

E. NEW CONSTRUCTION BY ZONING CLASSIFICATION

Units constructed in 1991 by zoning classification are as follows:

TABLE I.7
NEW HOUSING CONSTRUCTION BY ZONING DISTRICT - 1991

Zoning	Description	Buildings	Units	Percent Units
24TH-MISSION, NCD	24TH STREET- MISSION NEIGHBORHOOD COMMERCIAL	1	8	0%
C-M	HEAVY COMMERCIAL	2	84	1%
HAIGHT	HAIGHT STREET NEIGHBORHOOD COMMERCIAL	1	224	1%
HAYES	HAYES-GOUGH NEIGHBORHOOD COMMERCIAL	1	6	0%
M-1	LIGHT INDUSTRIAL	2	111	6%
M-1/M-2	LIGHT INDUSTRIAL/ HEAVY INDUSTRIAL	1	294	16%
NC-1	NEIGHBORHOOD COMMERCIAL, CLUSTER	3	11	1%
NC-2	NEIGHBORHOOD COMMERCIAL, SMALL SCALE	10	224	1%
NC-3	NEIGHBORHOOD COMMERCIAL, MODERATE SCALE	6	224	12%
P *	PUBLIC	1	21	1%
RC-4	RESIDENTIAL- COMMERCIAL, HIGH DENSITY	2	120	6%
RED	SOUTH OF MARKET RESIDENTIAL ENCLAVE	6	8	0%
RH-1	RESIDENTIAL- HOUSE, ONE FAMILY	45	50	3%
RH-1(D)	RESIDENTIAL- HOUSE, ONE FAMILY- DETACHED	11	11	1%
RH-2	RESIDENTIAL- HOUSE, TWO FAMILY	33	71	4%

RH-2/NC-2	RESIDENTIAL- HOUSE, TWO FAMILY/ NGBD COMMERCIAL, SMALL SCALE	2	4	0%
RH-3	RESIDENTIAL- HOUSE, THREE FAMILY	7	28	1%
RM-1	RESIDENTIAL- MIXED, LOW DENSITY	22	70	4%
RM-1/C-M	RESIDENTIAL- MIXED, LOW DENSITY/ HEAVY COMMERCIAL	1	2	0%
RM-2	RESIDENTIAL- MIXED, MODERATE DENSITY	1	5	0%
RM-3	RESIDENTIAL- MIXED, MEDIUM DENSITY	6	317	17%
RM-3/NC-2	RESIDENTIAL- MIXED, MEDIUM DENSITY/ NGBD COMMERCIAL, SMALL SCALE	1	103	5%
RM-4	RESIDENTIAL- MIXED, HIGH DENSITY	1	132	7%
SLI	SOMA SERVICE- LIGHT INDUSTRIAL	1	1	0%
SLR	SOMA SERVICE- LIGHT INDUSTRIAL- RESIDENTIAL	4	35	2%
SSO	SOMA SERVICE/ SECONDARY/ OFFICE	1	125	7%
	TOTAL	**171**	**1882**	**100%**

* Completion of student housing units at San Francisco State College

F. RESIDENTIAL DEMOLITIONS

Demolition of residential units decreased from 433 units in 1990 to 90 units in 1991. Private sector demolition activity increased from 57 units in 1990 to 90 units in 1991.

The number of single family units demolished increased slightly from 18 units in 1990 to 46 units in 1991. Demolition of single family units has accounted for about 40% of overall residential demolition. Demolition in multiunit buildings totaled 30 units in 1991. Table II.18 in Part II reports demolition activity by building types.

Table I.8 bellow compares the number of units approved for demolition to the number of units demolished during the 1991 calendar year. Table I.8A lists demolition activity by zoning districts.

TABLE I.8
PERMITS for DEMOLITION AND UNITS DEMOLISHED, 1991

	Buildings	1 Unit	2 Units	3 - 4 Units	5+ Units	Total
Permits Issued	52	48	4	0	26	76
Completions	61	46	22	6	16	90

TABLE I.8A
RESIDENTIAL UNITS DEMOLISHED BY ZONING DISTRICT AND TYPES OF BUILDING - 1991

Zoning	Buildings Demolished	Units Demolished		Total Units Demolished	
		Single Family	Multi-Family	Number	Percent
C-M	1	0	3	3	3%
NC-1	1	0	5	1	1%
NC-2	2	0	2	3	3%
RH-1	15	15	2	19	17%
RH-1(D)	2	2	0	2	2%
RH-2	22	15	8	26	29%
RH-3	5	0	10	19	21%
RM-1	5	0	4	7	8%
RM-2	1	0	0	1	1%
RM-3	2	0	10	10	11%
RSD	2	1	2	3	3%
TOTAL	61	46	44	90	100%
Percent		51%	49%	100%	

G. UNIT CHANGES FROM ALTERATIONS AND CONVERSIONS

In addition to new construction and demolition, the San Francisco housing stock changes from building alterations which add or remove units from existing buildings. Units are gained or lost by conversions of existing uses/buildings. In recent years there has been an increase in the number of units added by alterations and conversions. There also has been an increase in the loss of units by mergers of units into larger units and by the loss of units by City Code abatement of secondary illegal units. Table I.9 below summarizes the number of units added or eliminated by building alterations in recent years.

1. Units Gained

The number of units added by alterations to existing buildings have averaged about 75 units per year. In 1991 approximately 74 buildings underwent alterations which resulted in the addition of 96 units. An additional 220 units were added from the conversion of three major projects which were accounted in the new construction totals.

2. Units Lost.

The number of units eliminated by alterations and code enforcement has averaged about 65 units per year in recent years. In 1991, approximately 75 units were eliminated by City Code enforcement efforts and approximately 81 units were eliminated by merger applications. Units added ninus units lost by alteration activities resulted in a net loss of 60 units in 1991.

TABLE I.9
UNITS ADDED or ELIMINATED
by ALTERATION PERMITS

Year	Units Added*	Units Eliminated**	Net Change
1987	0	0	0
1988	0	0	0
1990	104	25	79
1990	178	73	105
1991	96	156	-60
TOTAL	**378**	**254**	**124**

* Units added by legalization or by building expansions.
** Units eliminated by merger of units, code compliance, and conversions.

H. RESIDENTIAL HOTELS

This section reports annual changes to the number of residential hotels under the Residential Hotel Ordinance. These totals do not include residential hotels excluded by the ordinance (a total of 25 buildings with 201 units used for board and care, private clubs, or religious organizations).

The Residential Hotel Ordinance aims to preserve the stock of residential hotels and to regulate the conversion of residential hotel units to commercial use. No amendments have been made to the Residential Hotel Ordinance since December 1990.

Residential hotel units are in buildings operated by either for-profit or nonprofit sponsors. In 1991 the number of private for-profit residential hotels decreased by 3 from 495 to 492 as a result of approved conversions to tourist use. There was no change in the number of residential hotels operated by nonprofit organizations. In total, there are 20,319 residential hotel units in 528 residential hotels subject to the Residential Hotel Ordinance.

Currently there are five projects under review to convert 254 residential hotel units to tourist use.

Table I.9 below updates the 1991 changes to the stock of residential hotels.

TABLE I.10
RESIDENTIAL HOTELS IN SAN FRANCISCO, 1991

YEAR	FOR PROFIT RESIDENTIAL HOTELS			NON PROFIT RESID. HOTELS		TOTAL RESIDENTIAL HOTEL ROOMS
	Buildings	Residential Rooms	Tourist Rooms	Buildings	Residential Rooms	
1991	492	18,442	4,442	36	1,831	20,319
1990	495	18,521	4,449	36	1,831	20,352
1989	501	18,759	4,676	55	2,949	21,792

Source: San Francisco Bureau of Building Inspection

I. HOUSING AFFORDABILITY

1. Standards and Definitions of Affordability

Affordable housing is the rental or home ownership price which households can afford based on U.S. Department of Housing and Urban Development (HUD) income guidelines by household size for the San Francisco Primary Metropolitan Statistical Area (PMSA) which includes San Francisco, Marin, and San Mateo. The HUD income limits for the San Francisco PMSA are capped to a national average.

Extremely Low Income are units affordable to households with incomes at or below **25%** of the HUD median income (PMSA).

Very low income are units affordable to households with incomes at or below **50%** of the HUD median income (PMSA).

Lower income are units affordable to households with incomes at or below **60%** of the HUD median income (PMSA).

Low income are units affordable to households with incomes at or below **80%** of the HUD median income (PMSA).

Moderate income are units affordable to households with incomes at or below **120%** of the HUD median income (PMSA).

Market rate are units priced to what the market will bear without any affordability requirements. These units generally exceed the rental or ownership affordability thresholds in Table I.11 on page 22. However, some market rate projects may be priced at levels which are affordable to moderate income households as rental units or as studio or small condominiums units.

The 1992 HUD income limits for the San Francisco PMSA are shown in Table I.11 on the following page. Based on the HUD income limits, Table I.11 shows the affordability prices for rental and ownership units as defined below:

Affordable rental unit: A unit whose rent equals 30% of the income of a household with an income at or below 80% of the HUD median income for the San Francisco PMSA, utilities included in rent payments.

Affordable ownership unit: A unit for which the mortgage payments, property taxes, and insurance equals 33% of the gross monthly income of a household earning between 80% and 120% of the San Francisco PMSA median income, assuming a 10% down payment and a 30 year 8.5% fixed rate loan, including homeowners dues, property taxes, PMI, and insurance.

The price of any affordable rental or ownership unit may vary from these guidelines depending on each project's affordability program. Consult the Mayor's Office of Economic Planning and Development, Housing Division, for variations from the following income thresholds and affordability price guidelines.

TABLE I.11 1992 AFFORDABLE HOUSING GUIDELINES

A. RENTAL HOUSING

	Household Size	Average Unit Size	Maximum Annual Income	Monthly Rent
Extremely Low (25% of Median)	1	Studio	$8,750	$219
	2	1 Br	$10,000	$280
	3	2 Br	$11,250	$281
	4	3 Br	$12,500	$313
	5	3 Br	$13,500	$338
Very Low Income (50% of Median)	1	Studio	$17,500	$438
	2	4 Br	$19,950	$499
	3	2 Br	$22,450	$561
	4	3 Br	$24,950	$624
	5	3 Br	$26,950	$674
Lower Income (60% of Median)	1	Studio	$21,000	$525
	2	1 Br	$23,950	$599
	3	2 Br	$26,950	$674
	4	3 Br	$29,950	$749
	5	4 Br	$32,350	$809
Low Income (80% of Median)	1	Studio	$22,450	$699
	2	1 Br	$31,900	$798
	3	2 Br	$35,900	$898
	4	3 Br	$39,900	$998
	5	3 Br	$43,100	$1,078

B. HOME OWNERSHIP HOUSING

	Household Size	Average Unit Size	Maximum Annual Income	Monthly Housing Expenses	Maximum Purchase Price
Low Income (80% of Median)	1	Studio	$22,450	$769	$77,081
	2	1 Br	$31,900	$877	$90,399
	3	2 Br	$35,900	$987	$103,886
	4	3 Br	$39,900	$1,097	$117,373
	5	3 Br	$43,100	$1,185	$128,163
Median Income (100% of Median)	1	Studio	$34,950	$961	$100,683
	2	1 Br	$39,900	$1,097	$117,373
	3	2 Br	$44,900	$1,235	$134,232
	4	3 Br	$49,900	$1,372	$151,091
	5	3 Br	$53,900	$1,482	$164,578
Moderate Income (120% of Median)	1	Studio	$41,950	$1,154	$124,286
	2	1 Br	$47,900	$1,317	$144,348
	3	2 Br	$53,900	$1,482	$164,578
	4	3 Br	$59,900	$1,647	$184,809
	5	4 Br	$64,700	$1,779	$200,993

2. New Affordable Housing Completions

Approximately 347 new affordable dwelling units were completed in 1991, about 18% of the units completed. 203 are family units in the Plaza West development by San Francisco's Housing Authority; 48 units are family units in the Mission district; the remaining are lower income units in market rate projects at Fillmore Center Redevelopment Area plus 32 moderate income ownership studio units by a for-profit development in the South of Market area. These projects are in List 1 on page 37. In addition, 42 new affordable group housing units were constructed in 1991 and 831 affordable group housing units were rehabilitated.

TABLE I.11A
NEW AFFORDABLE HOUSING CONSTRUCTION

Year	Very Low	Low	Moderate	Market Rate	Total
1980 to 1989	1,518	1,013	793	10,427	13,751
1989	55	333	298	1,887	2,573
1990	278	180	0	1,607	2,065
1991	203	112	32	1,535	1,882
TOTAL	**2,054**	**1,638**	**1,123**	**15,456**	**20,271**

3. Overall Affordable Housing Production, Projects Under Review and Under Construction

The number of affordable housing units under review or under construction has increased. Rehabilitation and acquisition activity by nonprofit housing sponsors is accounted separately. New affordable family and elderly units currently under review or under construction totaled about 1,875 units. Construction of new group housing units has also increased. New affordable housing developments are described in List 5A on page 43.

Rehabilitation of affordable group housing units increased with 2,426 units currently under review or under construction or complete in 1991. These rehabilitated units are in buildings such as residential hotels (SRO's), residential care homes, homeless shelters and transitional housing, and other buildings which provide special housing needs. These affordable rehabilitation projects are described in List 5B on page 45.

TABLE I.11B
AFFORDABLE HOUSING PRODUCTION [1], April 1992

	NEW CONSTRUCTION			REHABILITATION/ACQUISITION		
HOUSING TYPES	Under Review[1]	Approved/ Under Const [2]	Completed in 1991[3]	Under Review	Approved/ Under Const.	Completed in 1991
Family	731	707	251			
Elderly	166	171	0			
Other Units		10	96			
Total Units	897	888	347			
Group Hsng	154	201	42	667	531	831
TOTAL	1,051	1,089	389	667	531	831

[1] Does not include inclusionary affordable units within market rate projects. These projects are listed separately.
[2] Includes projects approved for construction and under construction.
[3] Includes SRO's, residential care facilities, shelters and transitional housing.

4. Trends in Market Rate Housing Prices

Housing prices have leveled off in recent years. The median price of a three bedroom San Francisco house is slightly less than in 1988. The median rent of a two bedroom apartment is slightly higher than in 1990. San Francisco prices are higher than Bay Area median rental and home ownership prices. Representative rental and sales prices on projects completed in 1991 are in List 1 on page 37. To compare new market rate housing prices with affordable housing prices see List 1 and Table I.11 on page 22.

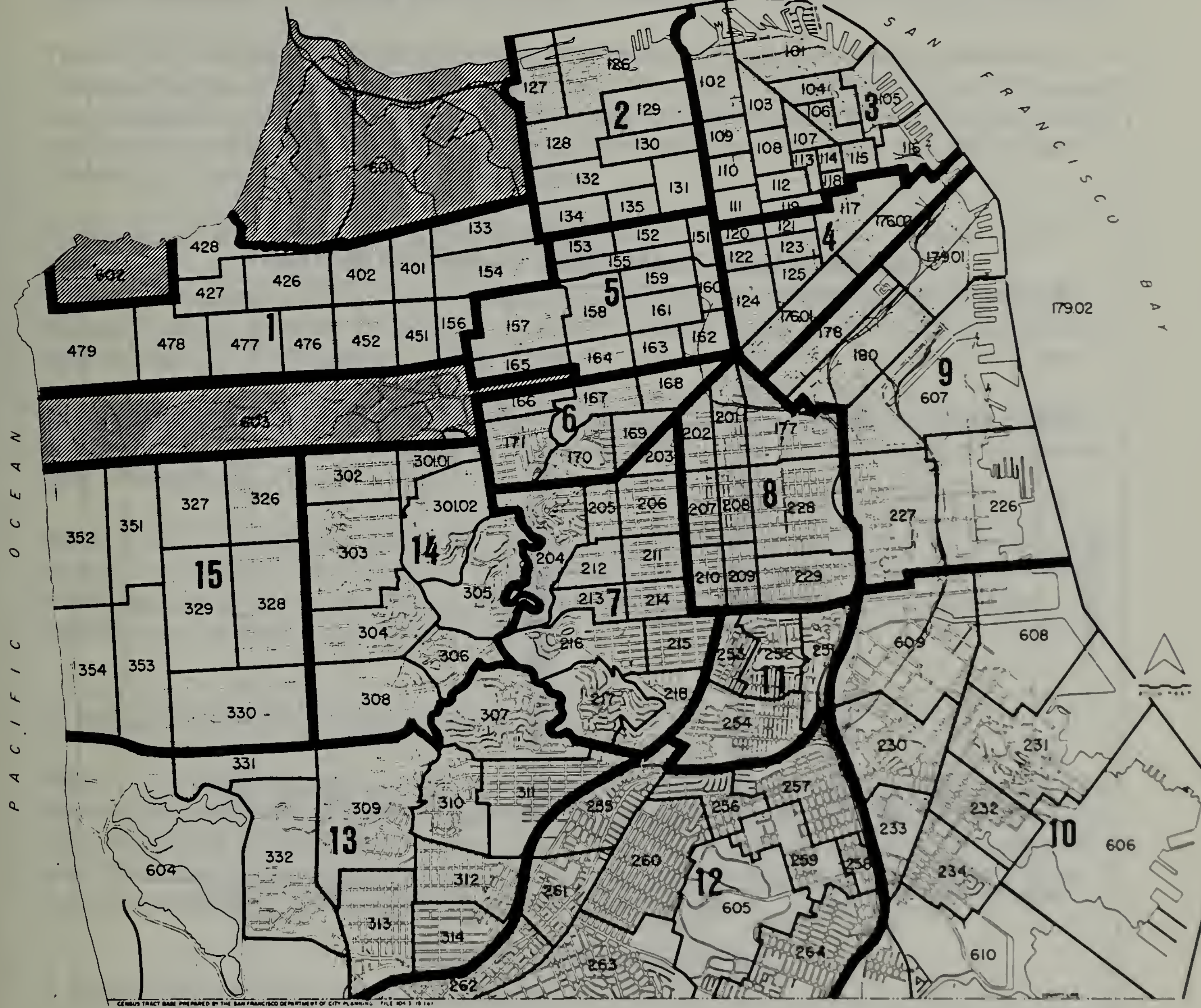
TABLE 12A
HOUSING PRICE TRENDS
SAN FRANCISCO AND BAY AREA

Year	FOR RENT San Francisco 2 Br Apartment	FOR RENT Bay Area 2 Br Apartment	FOR SALE San Francisco 3 Br House	FOR SALE Bay Area 3 Br House
1992	$990	$780	$275,000	$252,630
1991	$1,000	$765	$285,000	$256,586
1990	$975	$7[illegible]0	$290,250	$259,282
1989	$895	$725	$300,000	$260,722
1988	$900	$675	$297,900	$206,463
1987	$850	$675	$233,900	$171,315
1986	$900	$700	$201,100	$165,159
1986	$9[illegible]0	$695	$167,300	$140,615
1984	$750	$595	$151,100	$129,916
1989	$650	$525	$145,200	$129,473
1982	$595	$7[illegible]0	$145,200	$124,027
1991	$525	$450	$134,600	NA
1980	$475	$395	$131,131	NA

Source:

1) Bay Area Council rentals price survey for January of each year, median advertised rents, two-bedroom apartments, flats, duplexes.
2) San Francisco Board of Realtors median home prices for a three bedroom house. Note: prior to 1987, San Francisco home sale prices are only available as mean home prices.
3) California Association of Realtors median home sales price for the years as a whole, Bay Area Counties; 1992 uses April figures.

Map 1
Planning Districts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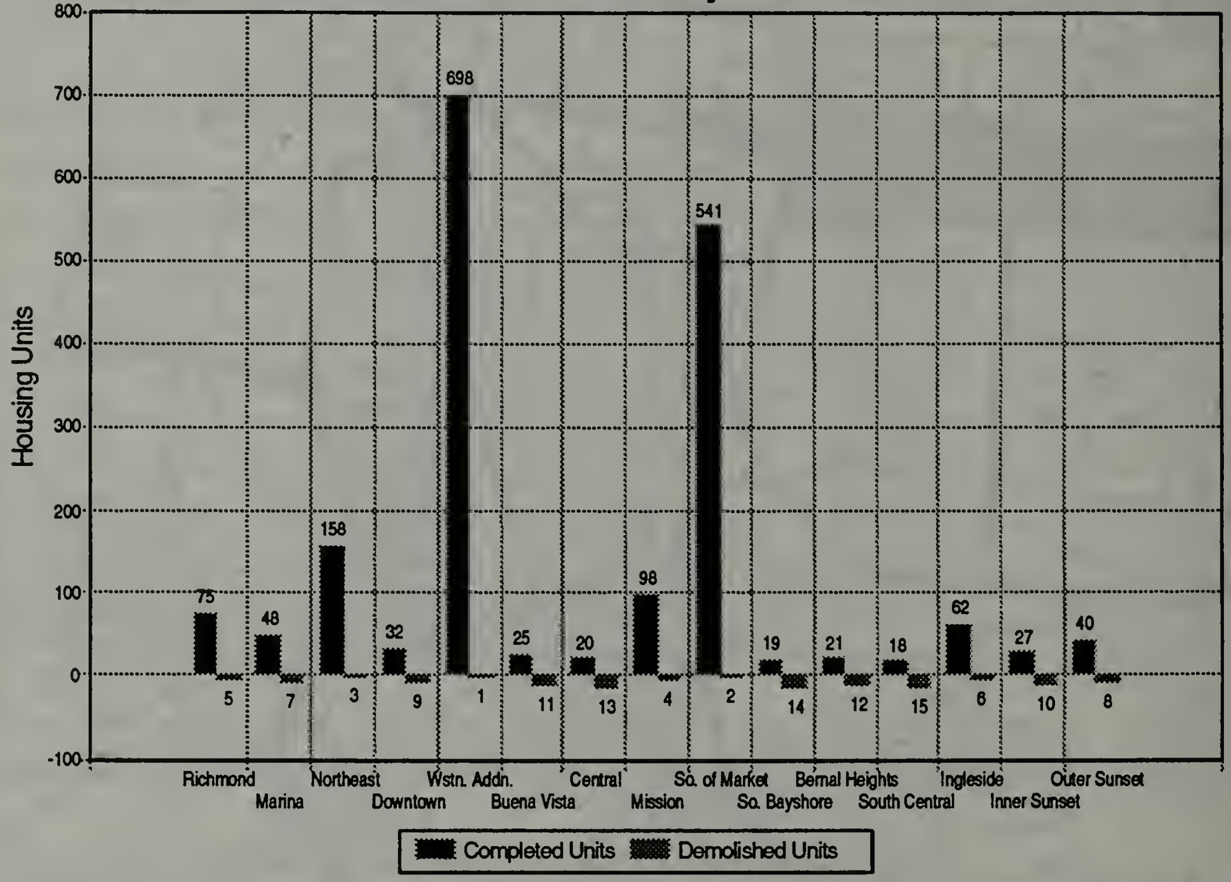
1. Richmond
2. Marina
3. Northeast
4. Downtown
5. Western Addition
6. Buena Vista
7. Central
8. Mission
9. South of Market
10. South Bayshore
11. Bernal Heights
12. South Central
13. Ingleside
14. Inner Sunset
15. Outer Sunset

203	Census Tracts
▨	Special Areas

NEIGHBORHOOD FINDINGS

Graph 5

HOUSING UNIT CHANGES by PLANNING DISTRICT



J. DISTRICT CHANGES

District changes from housing construction and demolition are shown on Graph 5. Residential unit changes are detailed by Planning Districts in Part II Tables II.12 through II.18 begining on page 55.

The Western Addition district gained the most units from the completion of more units in San Francisco Redevelopment Area development projects. The South of Market district had the second most number of units completed with more units being completed in the Rincon Point area. These two districts accounted for the majority of the units completed in 1991. Large multiunit projects continue to be completed near the downtown area.

The Richmond district decreased in units completed from 170 units in 1990 to 75 units in 1991.

The units demolished in 1991 were distributed throughout the city. Residential demolition in the Richmond district decreased considerably in recent years: only 2 units in 1990 and 5 units in 1991 (Part II Tables II.17 and II.18).

As in previous years, most new single family housing construction occurred in the South Eastern districts of the city where the potential for infill single family home development has been greatest (Part II Table II.15).

Part II Table II.16 reports the number of units completed by unit size and district: the number of studios, one bedroom, two bedroom, or three plus bedroom units completed in each district. The smaller units generally are in the larger multiunit developments, and the larger two and three bedroom units in single family homes or flats.

1. Annual Changes by Planning Districts

Table I.13 on the following page reports new construction and demolition activity by City Planning Districts. This table keeps a three year annual count. Activity in prior years can be looked up in previous Housing Inventory Reports. The 15 City Planning Districts are ranked by the amount of new construction or demolition activity occurring in the calendar year, such that a ranking of one means the district had the most units constructed or demolished.

2. Total Housing Stock by Planning Districts

Table I.14 on page 32 reports the number of single and multiunit buildings by City Planning Districts. The housing unit count is based on the 1990 U.S. Census plus the net increase reported in the annual Housing Inventory Series.

TABLE I.13
HOUSING UNITS COMPLETED AND DEMOLISHED
by PLANNING DISTRICT, 1989 TO 1991

1. RICHMOND

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	66	11	28	2	38	12
1989	85	7	2	9	38	7
1991	75	5	17	1	57	5
Total	226		47		178	

2. MARINA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	42	11	143	1	-101	15
1990	5	15	4	8	1	15
1991	48	7	1	13	40	7
Total	95		148		-60	

3. NORTHEAST

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	404	3	5	5	399	4
1990	101	6	5	9	96	6
1991	158	3	7	5	139	3
Total	663		17		634	

4. DOWNTOWN

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1990	440	7	0	14	440	2
1990	201	3	32	2	169	3
1991	32	9	0	14	23	9
Total	673		32		632	

5. WESTERN ADDITION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	413	3	3	1	410	3
1990	638	1	335	1	303	2
1991	698	1	11	2	687	1
Total	1749		349		1400	

6. BUENA VISTA

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	59	13	0	15	59	11
1990	10	13	0	15	10	12
1991	25	11	0	15	16	10
Total	94		0		85	

7. CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	68	12	27	3	36	13
1990	11	12	6	6	5	14
1991	20	13	4	10	-2	15
Total	94		37		39	

8. MISSION

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	68	10	2	10	66	10
1990	37	9	68	3	23	11
1991	98	4	9	4	106	4
Total	204		26		195	

9. SOUTH OF MARKET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	495	1	6	4	489	1
1990	578	2	15	4	563	1
1991	541	2	4	11	534	2
Total	1614		25		1586	

10. SOUTH BAYSHORE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	103	6	1	12	102	6
1990	29	11	1	11	28	10
1991	19	14	5	9	15	13
Total	151		7		145	

11. BERNAL HEIGHTS

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	78	9	3	8	75	9
1990	10	14	1	12	9	13
1991	21	12	2	12	16	11
Total	109		6		100	

12. SOUTH CENTRAL

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	85	7	4	6	81	8
1990	115	5	1	13	114	5
1991	18	15	10	3	2	14
Total	218		15		197	

13. INGLESIDE

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	35	15	1	13	34	14
1990	163	4	2	10	161	4
1991	62	6	6	8	50	6
Total	260		9		245	

14. INNER SUNSET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	137	5	2	11	135	5
1990	43	8	13	5	30	9
1991	27	10	7	6	16	12
Total	207		22		181	

15. OUTER SUNSET

Year	Units Completed	Rank	Units Demolished	Rank	Net Gain Housing Units	Rank
1989	85	8	3	9	82	7
1990	38	10	1	14	37	8
1991	40	8	7	7	33	8
Total	163		11		152	

TABLE I.14
SAN FRANCISCO HOUSING STOCK
BY CITY PLANNING DISTRICTS

PLANNING DISTRICTS	UNITS BY BUILDING TYPE				
	Single Family	2 to 4 Units	5 to 9 Units	10 or More Units	District Total
1. RICHMOND					
1990 Census Count	10,226	14,994	5,135	5,928	36,283
April 1990 to Current Year	6	68	0	85	159
Current Year	0	48	-8	17	57
TOTAL	10,232	15,110	5,127	6,030	36,499
PERCENT	28	41	14	17	39
2. MARINA					
1990 Census Count	2,769	5,874	3,669	12,998	25,310
April 1990 to Current Year	-4	2	0	0	-2
Current Year	-6	0	0	46	40
TOTAL	2,759	5,876	3,669	13,044	25,348
PERCENT	11	23	14	51	388
3. NORTHEAST					
1990 Census Count	1,476	6,959	6,382	21,026	35,843
April 1990 to Current Year	-5	-5	8	31	29
Current Year	-8	-3	0	150	139
TOTAL	1,463	6,951	6,390	21,207	36,011
PERCENT	4	19	18	59	100
4. DOWNTOWN					
1990 Census Count	82	389	529	23,373	24,373
April 1990 to Current Year	0	3	0	223	226
Current Year	0	2	-11	32	23
TOTAL	82	394	518	23,628	24,622
PERCENT	0	2	2	96	158

PLANNING DISTRICTS	UNITS BY BUILDING TYPE				
	Single Family	2 to 4 Units	5 to 9 Units	10 or More Units	District Total
5. WESTERN ADDITION					
1990 Census Count	1,579	5,920	3,795	14,099	25,393
April 1990 to Current Year	-2	11	22	599	630
Current Year	-5	6	-2	688	687
TOTAL	1,572	5,937	3,815	15,386	26,710
PERCENT	6	22	14	58	930
6. BUENA VISTA					
1990 Census Count	1,782	6,995	3,346	3,984	16.107
April 1990 to Current Year	-3	6	6	0	9
Current Year	-4	0	0	20	16
TOTAL	1,775	7,001	3,352	4,004	16,132
PERCENT	11%	43%	21%	25%	
7. CENTRAL					
1990 Census Count	8,147	9,874	2,993	4,633	25,647
April 1990 to Current Year	-5	-1	11	0	5
Current Year	-3	6	5	-10	-2
TOTAL	8,139	9,879	3,009	4,623	25,650
PERCENT	32%	39%	12%	18%	
8. MISSION					
1990 Census Count	2,337	8,664	4,206	6,120	21,327
April 1990 to Current Year	0	-5	8	10	13
Current Year	1	-6	2	109	106
TOTAL	2,338	8,653	4,216	6,239	21,446
PERCENT	11%	40%	20%	29%	

PLANNING DISTRICTS	UNITS BY BUILDING TYPE				
	Single Family	2 to 4 Units	5 to 9 Units	10 or More Units	District Total
9. SOUTH OF MARKET					
1990 Census Count	2,094	2,565	1,267	4,437	10,363
April 1990 to Current Year	0	-11	0	355	344
Current Year	3	1	0	530	534
TOTAL	2,097	2,555	1,267	5,322	11,241
PERCENT	19%	23%	11%	47%	
10. SOUTH BAYSHORE					
1990 Census Count	6,249	1,581	879	542	9,251
April 1990 to Current Year	17	6	3	0	11
Current Year	12	3	3	0	16
TOTAL	6,272	1,590	879	542	9,283
PERCENT	68%	17%	9%	6%	
11. BERNAL HEIGHTS					
1990 Census Count	5,080	2,950	475	473	8,978
April 1990 to Current Year	8	0	3	0	8
Current Year	-1	11	6	0	16
TOTAL	5,087	2,961	481	473	9,002
PERCENT	57%	33%	5%	5%	
12. SOUTH CENTRAL					
1990 Census Count	19,326	2,623	1,005	1,612	24,566
April 1990 to Current Year	17	8	6	52	74
Current Year	-2	6	6	0	2
TOTAL	19,341	2,632	1,005	1,664	24,642
PERCENT	78%	11%	4%	7%	

PLANNING DISTRICTS	UNITS BY BUILDING TYPE				
	Single Family	2 to 4 Units	5 to 9 Units	10 or More Units	District Total
13. INGLESIDE					
1990 Census Count	15,674	1,379	469	4,505	22,027
April 1990 to Current Year	2	4	-9	150	147
Current Year	16	13	0	21	50
TOTAL	15,692	1,396	460	4,676	22,224
PERCENT	71%	6%	2%	21%	
14. INNER SUNSET					
1990 Census Count	9,686	4,152	1,484	2,578	17,900
April 1990 to Current Year	1	19	6	2	28
Current Year	3	1	0	12	16
TOTAL	9,690	4,172	1,490	2,592	17,944
PERCENT	54%	23%	8%	14%	
15. OUTER SUNSET					
1990 Census Count	18,643	3,970	1,347	1,143	25,103
April 1990 to Current Year	3	8	2	10	23
Current Year	-2	17	6	12	33
TOTAL	18,644	3,995	1,355	1,165	25,159
PERCENT	74 %	16 %	5 %	5 %	
GRAND TOTAL	**105,183**	**79,102**	**37,033**	**110,595**	**331,913**
PERCENT	**32 %**	**24 %**	**11 %**	**33 %**	

CURRENT ACTIVITY

K. MAJOR PROJECTS

This section highlights major projects in the various stages of the construction process: permit review, construction, and completion. The material presented is not intended to be a complete list of all such projects.

The status and other features of the projects listed in this section are subject to change over time. For example, during a reporting period the status of a project may change from approved to under construction or from under construction to completed. Similarly, a project's tenure may change from rental to condominium or vice versa before a project is completed and occupied. The total number of units and unit mix may also change from that which is initially proposed.

1. Projects completed.

List 1 contains major projects completed and projects which have an affordable housing component. This list shows major and affordable completed projects in 1991 and in the previous two years. Major and affordable projects completed in earlier years can be looked up in previous Housing Inventory Reports.

2. Projects approved for construction or under construction.

Lists 2 and 3 contain major projects Authorized for Construction by BBI in 1991 or currently under construction.

3. Projects under review.

List 4A contains major projects that are currently under formal City Planning review. These are projects which have filed Planning permit applications such as Conditional Use, Environmental Review, or other type of discretionary review by the Planning Commission or Zoning Administrator. This list does not include large residential projects under informal preliminary City Planning review.

4. Projects approved by planning.

List 4B on page 42 contains major projects approved by the Department of City Planning from 1991 to May 1992.

5. Affordable housing projects.

List 5A on page 43 contains new affordable projects under review, approved or under construction. It includes projects under review by the Mayor's Office of Housing or by San Francisco Redevelopment Agency. The list indicates whether the units are family, elderly, or affordable group housing units. List 5B contains affordable rehabilitation projects recently approved or under construction.

1. Projects completed.

LIST 1
MAJOR NEW RESIDENTIAL PROJECTS COMPLETED AND PROJECTS WITH NEW AFFORDABLE UNITS

Project Name/Address	Year of Completion	Total Units	Lower Income Units	Unit	Mix	Tenure	Rental or Selling Price	Comments
1. Baycrest Towers 201 Harrison Street	1991	294	0	114 111 71	Studios 1 Bed 2 Bed	Condos	$150 to $172,000 $175 to $352,000 $258 to $409,000	35 moderate income rental units at market rate prices
2. Plaza West 1123 Pierce Street	1991	203	203	78 114 11	2 Bed 3 Bed 4 Bed	Rental	$350 to $500	San Francisco Housing Authority low income family rental units
3. Carlisle Towers 1450 Post Street	1991	132	0	14 91 17	Studios 1 Bed 2 Bed	Condos	$150 to $595,000	San Francisco Redevelopment
4. Hills Plaza 350 Steward Street	1991	67	0	NA	1 Bed 2 Bed 3 Bed	Condos	$260 to $485,000 $385 to $830,000 $445 to $1080000	Market Rate
5. 1650 Jackson Street	1991	69	0	1 36 32	Studio 1 Bed 2 Bed	Condos	$260 to $330,000 $350 to $390,000	Market Rate
6. 1700 Van Ness Ave.	1991	51	0	5 36 10	1 Bed 2 Bed 3 Bed	Condos	$224 to $254.000 $243 to $311,000 $263 to $325,000	Market Rate
7. 2155 Mission Street	1991	48	48	4 12 24 8	Studios 1 Bed 2 Bed 3 Bed	Rental Family		Nonprofit Sponsor low income units

8. 550 South Van Ness	1991	36	0	32 4	1 Bed 2 Bed	Condos	$110 to $140,000	Market Rate
9. 197 7th Street	1991	32	0	32	Studios	Condos	$85 to 109,000	Moderate Income Market Rate
10. 1340 Clay Street	1991	30	0	7 22	1 Bed 2 Bed	Condos		Market Rate
11. Fillmore Center Turk and Fillmore	1989-1991	1,113	223	331 427 343	Studios 1 Bed 2 Bed	Rental		20% low income units SFRA area
12. Bayside Village Brannan & Beale	1988-1990	868	174	233 307 328	Studios 1 Bed 2 Bed	Rental		20% low income units. SFRA area
13. Delancey Street 1st & Embarcadero	1990	177	177	177	2 Bed	Rental		Nonprofit/SFRA low income program user units
14. Geary Courtyard 639 Geary Street	1990	165		126 39	Studios 1 Bed	Rental		Market rate units
15. Ocean Beach Estates Great Highway	1990-1991	110		4 105	2 Bed 3 Bed	For Sale		Market rate units
16. 601 4th Street	1990	85		85	Studios	Condos		Market rate live/work units
17. Pineview 1483 Mason	1990	70	70	63	Studios	Rental Elderly		Nonprofit sponsor Very low income
18. Bayside Senior Broadway & Grant	1990	31	31	31	Studios	Rental Elderly		Nonprofit sponsor Very low income
19. South Beach Brannan & First St	1988-1989	414	82	205	1 Bed	Rental		SFRA 20% low income units
20. Rincon Center Mission & Spear St	1989	320	120	104 164 52	Studios 1 Bed 2 Bed	Rental		20% low income units 20% moderate income units SFRA

21. 300 Third Street @ Folsom	1989	233		36 115 82	Studios 1 Bed 2-3 Bed	Condos		SFRA market rate unit
22. 10 Metro Place 737 Post Street	1989	255	84	148 66 41	Studios 1 Bed 2 Bed	Rental	$725 $955 $1,200 +	33% low income units For-profit sponsor
23. 840 Post & Sutter	1989	185		40 120	Studios 1 bed	Rental		Market rate
24. 1755 Geary Blvd.	1989	156	31	28 66 57 5	Studios 1 Bed 2 Bed 3 Bed	Rental		20% low income units SFRA
25. Poly High 701 Frederick	1989	114	114	16 26 28	1 Bed 2 Bed 3 Bed	Condos Family	$99,000 to $147,000	All low or moderate income units Nonprofit sponsor
26. Morgan Heights 600 Earl	1989	63	63	36 27	2 Bed 3 Bed	Condos Family		Low or moderate income Nonprofit sponsor/SFRA
27. Coleridge Park 3333 Mission St	1989	49	49	2 43	Studios 1 Bed	Rental Elderly		Very low income units Nonprofit sponsor
28. 483 Valencia	1989	20	20	1 2 17	1 Bed 2 Bed 3 Bed	Rental Elderly		Very low income units Nonprofit sponsor
29. 926 Fillmore	1989	25	25	7 18	Studios 1 Bed	Rental- Hdcp		Low income units Nonprofit sponsor

2. Projects approved for construction or under construction

LIST 2
MAJOR PROJECTS UNDER CONSTRUCTION

Project Nane/Address	Units	Comments
Lombard Plaza, 111 Chestnut St	282	Condos market rate
Northbeach Village, 629 Chestnut St	117	Condos market rate
401 Main St & Harrison St	260	Condos market rate
Peter York Towers, Post & Gough	164	Condos market rate
TOTAL	**823**	

Listed below are major projects Authorized for Construction by BBI in 1991.

LIST 3
PROJECTS APPROVED FOR CONSTRUCTION BY BBI 1991 (10+ UNITS)

Project Addresss	Units	Date Approved
195 20th Ave	12	1/91
1601 Quesada Ave	72	3/91
1438 Filbert St	12	5/91
3400 16th St	18	6/91
195 25th Ave	72	6/91
1995 Jefferson St	72	6/91
1676 Sacramento St	17	6/91
1330 Gough St	72	7/91
1272 South Van Ness	12	9/91
2100 North Point	18	6/91
111 Jones St	108	11/91
1901 Van Ness Ave	164	12/91
740 La Playa St	85	12/91
3330 Army St	25	12/91
TOTAL	**582**	

3. Projects under review

LIST 4A
MAJOR RESIDENTIAL PROJECTS UNDER CITY PLANNING REVIEW (10+ UNITS)
April 30, 1992

Case No.	Block	Lot	Address	Units	Affordable Units	File Date	Staff
89.037	0666	017	Van Ness Ave	252	25	1/26/1989	JRN
89.083	0145	027	559-567 Vallejo St	11		2/14/1989	RLD
89.201	1019	012	3490 California St	22		3/27/1990	GGG
89.674	2354	013	1550 Taraval St	10		8/31/1990	GMS
90.109	3721	053	78-82 Natoma St	560	56	3/02/1990	JMC
90.124	6543	016	600 Clipper St	27	2	3/06/1990	LLM
90.218	3752	072	869-71 Folsom St	108	11	8/08/1990	JRN
90.308	7030	034	2251 Alemany Bl	34		12/05/1991	GGG
90.321	3514	001	1601 Mission St	496		3/25/1991	VFM
90.366	3799	001	700-68 7th St	183	18	10/07/1991	MRP
90.383	3726	014B	340 Townsend St	10		6/18/1990	JMC
90.492	3548	033	1863 Mission St	20		3/08/1991	GGG
90.494	6298	043	150-75 Britton	75		8/07/1990	LLM
90.578	0436	020	3600 Fillmore St	33		4/22/1991	AB
91.007	3752	089	837-51 Folsom St	145	14	1/07/1991	RLD
91.020	3785	007	175 Bluxome St	154	154	3/27/1991	LLM
91.076	4991	029	Jamestown Ave	520		7/19/1991	GMS
91.252	3558	037	2185-93 Market St	10		6/11/1991	GGG
91.356	0115	002	1000 Van Ness Ave	208		6/18/1991	MEG
91.365	1082	008	2250-90 Geary Bl	56		2/25/1992	
91.395	0833	007	159 Franklin St	10		7/17/1991	JB
91.398	0136	004A	940 Battery St	10		11/27/1991	VFM
91.475	6309	018	2630 Bayshore Bl	42		8/07/1991	GGG
91.512	7143	001	5810 Mission St	27		1/21/1992	
91.586	3726	004	126-6th/514 Minna	180	180	11/05/1991	RA
91.587	3726	013	1028 Howard St	45	45	11/05/1991	RA
91.588	3726	033	169-185-7th & Natoma	10	40	11/05/1991	RA
91.630	3730	013	1114 Folsom St	17		10/10/1991	AGG
91.658	3573	004	2147-2169 Folsom St	40		10/29/1991	JB
92.015	0832	020A	337-375 Fell St	82	82	2/27/1992	SCM
			TOTAL UNITS	3,425			

Note: Affordability data for market rate projects is incomplete.

4. Projects approved by planning

LIST 4B
MAJOR RESIDENTIAL PROJECTS APPROVED BY CITY PLANNING
January 1991 through April 30, 1992

Case No.	Block	Lot	Address	Units	Affordable Units	Date Approved	Staff
88.113	5407	002	100 Diana St	18	3	3/14/1991	LLM
88.729	1894	050	1547-63 48th Ave	18		2/14/1991	MEG
88.774	5861	019	400 Gaven St	35	3	8/22/1991	LLM
89.126	5054A	012	Hestor Ave	80	5	1/31/1991	GGG
89.138	6798	004	4380-84 Mission St	18		1/17/1991	GGG
89.266	2847	046	200 Portola Dr	23		5/16/1991	AB
89.372	6463	057	5199 Mission St	18	3	3/14/1991	GGG
89.399	4107	001	801 Minnesota St	22		7/30/1991	GMS
89.473	0052	010	530 Chestnut St	130		2/14/1991	LBM
89.528	4034	001	300 Arkansas St	61	35	4/11/1991	JRN
89.573	0763	010	650 Van Ness Ave	222	22	5/02/1991	JRN
89.657	0599	001	1901 Van Ness Ave	164	6	12/30/1991	LBB
90.035	0242	010	750 California St	42		4/25/1991	LBB
90.045	0323	026	525 O'Farrell St	18	10	7/10/1991	MRP
90.045	1158	005	731-35 Baker St	13	13	11/01/1991	MRP
90.081	3747	020	300 Beale St	280	27	7/18/1991	JRN
90.299	4991	087	150 Executive Park Bl	570	66	3/05/1992	GMS
90.312	0718	011	900 Van Ness Ave	18	1	6/13/1991	JRN
90.405	3558	008	3400-02 16th St	18	18	3/26/1991	GMS
90.407	6571	025	3330 Army St	25	25	12/19/1991	IMN
90.442	4060	005	701 Minnisota St	54	5	11/06/1991	JRN
90.544	3504	031	101 Valencia St	118	118	4/30/1992	SCM
90.576	3752	046	151 Shipley St	18		5/06/1991	GMS
90.599	0861	020	645 Haight St	80	3	2/06/1992	GGG
90.741	0344	008	111 Jones St	108	108	8/20/1991	LLM
90.758	3555	006	464-80 Valencia St	62	62	11/14/1991	RLD
90.760	0350	001	1000 Market St	60	60	7/11/1991	AB
90.802	3577	001	600-630 Valencia St	33	33	8/29/1991	ACC
90.807	0645	004	1400 Pine St	54	54	10/17/1991	GGG
90.811	0344	001	225 Turk St	175	175	12/18/1991	LLM
90.830	3764	070	461 2nd St	127		4/05/1991	VFM
90.864	4324	001	1200 Connecticut St	10	18	8/22/1991	RLD
91.234	3968	001	400-40 Alabama St	10	4	11/07/1991	ACC
91.293	0740	023	741 Ellis St	12	1	2/13/1992	LBB
91.375	3986	012	1130 Mariposa St	23	2	2/13/1992	LIM
91.444	3775	047	20 South Park	10		1/07/1992	SCM
			TOTAL UNITS	2,523			

5. Affordable housing projects

LIST 5A
NEW AFFORDABLE HOUSING PROJECTS
Non-profit Sponsored Developments
April 1992

Projects	Units	Type of Units / Income Level
PROJECTS UNDER REVIEW		
100 Alemany	45	Family rental low income
1863 Mission	24	Family rental low income
3019 23rd St.	6	Family rental very low income
Potrero & 25th St.	20	Family extremely low income
169 7th St.	27	Family very low income, SFRA
1301 Fell	90	Family ownership very low income
1028 Howard	30	Family ownership moderate income
75 Lansing	10	Family ownership very low income
555 Ellis St.	30	Family and Senior, extremely low income
Newcomb & La Salle	20	Family low mod income, SFRA
Hudson St.	27	Family ownership low-mod., SFRA
Kiska Rd & La Salle	35	Family low moderate income, SFRA
Hudson & Whitney Ct	30	Family ownership low-mod., SFRA
347 Dolores	45	Elderly rental very low income
600 Valencia	90	Elderly rental very low income
4801 Mission	6	Elderly rental moderate income
241 6th St.	140	SRO very low income
11 Page St.	10	
1145 Larkin St.	45	Group Housing Elderly low income rental
TOTAL UNITS	731	
Subtotal Family	**411**	
Subtotal Elderly	**166**	
Subtotal Group Housing	**154**	
PROJECTS RECENTLY APPROVED		
101 Valencia St.	118	Family ownership low income
480 Valencia St.	62	Family rental very low income
1400 Pine St.	54	Elderly rental very low income
705 Natoma St.	103	SRO very low income
525 O'Farrell St.	10	Family rental very low income
1900 Pierce St.	57	Elderly rental low income
814 South Van Ness Ave.	26	Group Housing for very low income
TOTAL	430	
Subtotal Family	**190**	
Subtotal Elderly	**111**	

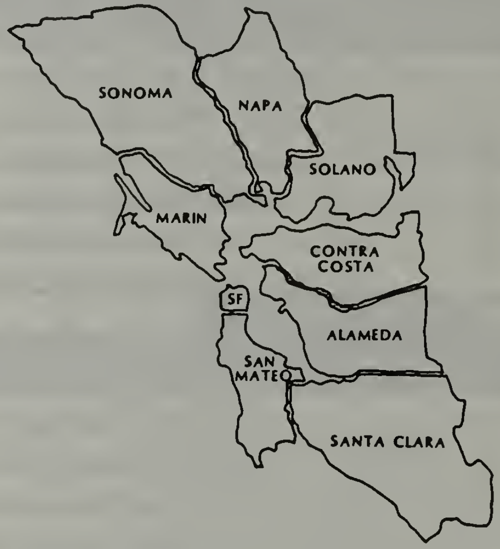
Subtotal Group Housing	**129**	
PROJECTS UNDER CONSTRUCTION		
201 Turk St.	175	Family rental very low income
111 Jones St.	108	Family rental very low income
1000 Market St.	58	SRO extremely low income
1272 South Van Ness Ave.	12	Group Housing for low inc. mentally dis.
1200 Connecticut St.	18	Low income live work
3330 Army St.	25	Family rental, very low inc.
3400 16th St.	18	Family rental, low income
1045 Capp St.	30	Elderly rental very low income
240 4th St.	30	Elderly rental very low income
601 Webster St.	2	Group Housing
Keith St.	62	Low inc. family ownership, SFRA
Whitney Young St.	18	Low inc. family ownership, SFRA
3019 23rd St.	25	Very low inc. family rental
Townsend & Embarc.Sts.	108	Very low inc. family rental, SFRA
TOTAL	659	
Subtotal Family	**517**	
Subtotal Eldery	**60**	
Subtotal Group Housing	**72**	
PROJECTS COMPLETED IN 1991		
1123 Pierce	208	SFHA family rental, very low income
2155 Mission	12	Non-profit family rental, low income
1301 Revere	12	Group housing very low income women
435 9th Street	30	Salvation Army for homeless families
TOTAL	297	
Subtotal Family	**255**	
Subtotal Elderly	**0**	
Subtotal Group Hsg.	**42**	

LIST 5B
AFFORDABLE HOUSING REHABILITATION PROJECTS
Non-profit Sponsored Projects, April 1992

Projects	Units	Type of Units/Income Level
PROJECTS UNDER REVIEW		
44 McAllister St.	107	SRO very low income
380 Eddy St.	157	SRO very low income
126 6th St.	150	SRO very low income
216 Eddy St.	13	SRO very low income
220 Dolores St.	40	Group housing for terminally ill
375 Eddy St.	30	Very low income persons & families
TOTAL	667	
PROJECTS UNDER CONSTRUCTION		
160 Eddy St.	107	SRO very low income
440 Eddy St.	12	SRO extremely low income
735 Baker St.	13	Group Housing units very low income
573 Eddy St.	13	Family rental very low income
275 Collins St.	12	Elderly rental very low income
141 Leland Ave.	50	Residential Care terminally ill
484 Oak St.	12	Extremely low income substance abuse
519 Ellis St.	50	Extremely low income homeless
1724 Bryant St.	12	Group Housing for substance abuse women
391 Leavenworth St.	40	SRO extremely low inc. near homeless
483 Eddy St.	50	SRO very low income units
TOTAL	831	
PROJECTS COMPLETED IN 1991		
1001 Polk St.	200	Shelter: 130 homeless men and 70 women
525 Bryant St.	200	Extremely low income homeless shelter
1771 Waller St.	200	Extremely low income homeless
850 Hayes St.	22	Extremely low income women
420 Jones St.	22	Extremely low income mentally ill
1601 Quesada Ave.	30	Extremely low income substance abuse
6324 Geary Blvd.	20	Shelter for Families
135 6th St.	51	SRO extremely low income
240 Hyde St.	77	SRO very low inc. for mentally disadv.
150 9th St.	57	SRO very low inc. for mentally disadv.
2380 Folsom St.	16	Group housing homeless women
42 Washburn St.	24	SRO very low inc. for mentally disadv.
490 Hayes St.	74	Group housing for substance abuse persons
TOTAL	813	

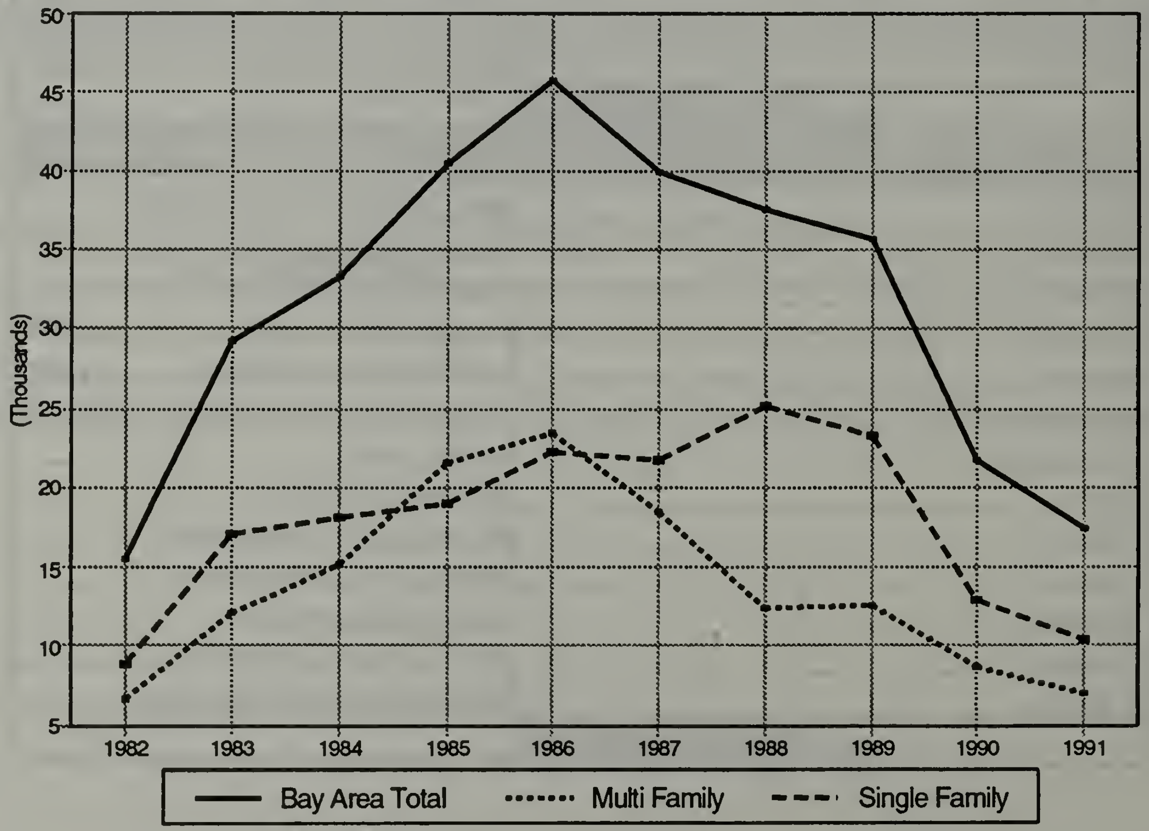
REGIONAL PERSPECTIVE

BAY AREA NINE COUNTY REGION


SONOMA
NAPA
SOLANO
MARIN
CONTRA COSTA
SF
ALAMEDA
SAN MATEO
SANTA CLARA

Graph 6

10 YEAR BAY AREA HOUSING TRENDS



L. BAY AREA NINE COUNTY REGION

Bay Area housing construction trends shown in Graph 6 indicate a decrease in Bay Area housing construction since 1986 when 45,702 units were authorized for construction. 17,465 units were authorized in 1991, only 38% of the 1986 high.

The counties with the most residential construction continue to be in the East and South Bay, Alameda, Contra Costa, and Santa Clara. The North Bay counties of Solano and Sonoma followed in annual Bay Area housing production. San Francisco accounts for only about 6% of total Bay Area housing production.

Single family housing continues to be the primary mode of residential construction in the Bay Area, at about 60% of overall production. In contrast, San Francisco housing construction is primarily in multiunit higher density residential developments

Graph 6 indicates that only in the 1985 to 1986 period did Bay Area housing construction of multiunit developments exceed single family housing developments. Increased densities in new Bay Area residential developments have not been realized.

Bay Area residential demolition permits totaled 1,090 units in 1991 (Table I.15.A). Alteration permit activity in San Francisco and the Bay Area has been added and is shown in Table I.15.B. San Francisco has one of the highest rates of alteration permit construction activity in the Bay Area, both in terms of units and in terms of expenditures. This reflects continue upgrading of the City's older housing stock and a great deal of alteration permits in horizontal or vertical additions, or conversions and change of use.

1991 was another year of decline in statewide residential construction activity, a decrease from 237,747 units in 1989 to only 106,291 units in 1991. Statewide residential demolition decreased from 9,383 units in 1990 to 6,883 units in 1991.

TABLE I.15
UNITS AUTHORIZED FOR CONSTRUCTION
Bay Area Counties, 1991

County	Units Authorized	Percent
Contra Costa	3,980	23%
Santa Clara	3,772	22%
Alameda	2,790	16%
Sonoma	2,202	13%
Solano	1,426	8%
San Mateo	1,101	8%
San Francisco	987	6%
Napa	756	4%
Marin	451	3%
TOTAL	17,465	100%

TABLE I.15A
PERMITS for RESIDENTIAL DEMOLITION
Bay Area Counties, 1991

County	Buildings Demolished	Units Demolished	Percent
Alameda *	127	174	18%
Contra Costa	127	136	14%
Marin	11	41	4%
Napa	37	41	4%
San Francisco	51	90	9%
San Mateo	101	136	14%
Santa Clara	200	211	22%
Solano	51	123	13%
Sonoma	45	90	5%
TOTAL	**754**	**971**	**100%**

* Demolition of units from the 1991 Oakland fire are not included in this total.

TABLE I.15B
ALTERATION PERMITS
Bay Area Counties, 1991

County	Alteration Units	Alteration Cost (thousands)	Percent
Alameda	10,470	$120,579	14%
Contra Costa	8,029	$93,552	14%
Marin	2,912	$58,915	5%
Napa	2,255	$21,533	4%
San Francisco	10,853	$167,649	14%
San Mateo	9,026	$148,650	15%
Santa Clara	8,978	$167,677	15%
Solano	3,683	$31,103	4%
Sonoma	2,805	$40,247	5%
TOTAL	**59,011**	**$849,905**	**100%**

PART II

ANNUAL SERIES OF TABLES FOR UNITS COMPLETED

TABLE II.1
NET CHANGE in HOUSING STRUCTURES and UNITS, 1991

Structure Types	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	184	64%	4	0%
Two Units	39	14%	22	1%
Three Units	29	10%	69	4%
Four Units	3	1%	12	1%
5 to 9 Units	7	2%	(2)	0%
10 to 19 Units	7	2%	77	4%
20 or more Units	19	7%	1,550	89%
TOTAL	288	100%	1,732	100%

TABLE II.2
SAN FRANCISCO HOUSING STOCK
December, 1991

Structure Type	Number of Units	Percent
Single Family	105,183	31.6%
Two Units	38,104	11.5%
3 to 4 Units	40,998	12.3%
5 to 9 Units	37,033	11.[illegible]%
10 to 19 Units	36,380	11.0%
20 or more Units	74,215	22.4%
TOTAL	331,913	100%

TABLE II.3
HOUSING UNITS CERTIFIED COMPLETE, 1991
by Structure Type

Structure Type	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	79	46.2%	79	4.2%
Two Units	31	18.1%	62	3.3%
Three Units	28	16.4%	84	4.5%
Four Units	3	1.8%	12	0.6%
5 to 9 Units	6	3.5%	33	4.2%
10 to 19 Units	6	3.5%	87	4.6%
20 or more Units	18	10.5%	1,525	81.0%
TOTAL	**171**	**100%**	**1,882**	**100%**

TABLE II.4
HOUSING UNITS CERTIFIED COMPLETE, 1991
by Bedroom Type

Bedroom Type	Units	Percent
Studio	274	14.6%
One Bedroom	540	28.7%
Two Bedroom	539	28.6%
Three Bedroom	251	13.3%
Four or More	54	2.9%
Unknown	224	11.9%
TOTAL	**1,882**	**100%**

TABLE II.5
PRIVATE & PUBLIC SECTOR SHARE OF COMPLETED UNITS, 1991

Source	Type	Units	Percent	Estimated Cost	Percent
Public	Housing Authority	202	11%	$0	0%
Public	Non-Profit	48	3%	$32,200,000	18%
Public	Redevelopment	517	27%	$40,200,000	22%
Private	Private	1,115	59%	$108,038,983	60%
TOTAL		**1,882**	**100%**	**$180,438,983**	**100%**

TABLE II.6
HOUSING UNITS AUTHORIZED FOR CONSTRUCTION
San Francisco and the Bay Area by County, 1991
by Building Permit

County	Single Family	Multi-Family	Total	% Single Family of Total
Alameda	1,302	1,488	2,790	47%
Contra Costa	2,705	1,275	3,980	68%
Marin	259	192	451	57%
Napa	498	337	756	68%
San Francisco	498	792	987	20%
San Mateo	498	603	1,101	45%
Santa Clara	1,638	2,134	3,772	43%
Solano	1,372	54	1,426	96%
Sonoma	2,046	156	2,202	93%
TOTAL	**10,434**	**7,031**	**17,465**	**60%**

TABLE II.7
HOUSING UNITS AUTHORIZED FOR CONSTRUCTION BY BUILDING PERMIT - 1982 through 1991
San Francisco and the Bay Area by County

Year	Bay Area Total	Bay Area Total minus San Francisco	Multi-Family Bay Area Total minus San Francisco	Single Family Bay Area Total minus San Francisco	San Francisco Total	San Francisco Multi-Family	San Francisco Single Family
1982	15,412	14,197	5,535	8,662	1,215	1,065	150
1983	29,126	27,959	11,038	16,921	1,167	1,011	156
1984	33,295	31,982	14,312	17,670	1,313	904	409
1985	40,502	39,023	20,259	18,764	1,479	1,306	173
1986	45,702	43,665	21,538	22,127	2,037	1,898	139
1987	39,969	37,527	16,098	21,429	2,442	2,287	155
1988	37,495	35,564	10,697	24,867	1,931	1,774	157
1989	35,716	34,208	11,221	22,987	1,508	1,361	147
1990	21,601	20,269	7,562	12,707	1,332	1,171	161
1991	17,465	16,478	6,239	10,239	987	792	195
TOTAL	**316,284**	**300,873**	**136,266**	**164,608**	**15,412**	**13,570**	**1,843**

TABLE II.8
HOUSING UNITS DEMOLISHED, 1991
by Structure Type

Structure Type	STRUCTURES		UNITS	
	Number	Percent	Number	Percent
Single Family	46	75%	46	51%
Two Units	11	18%	22	24%
Three Units	2	[illegible]%	6	7%
Four Units	0	0%	0	0%
5 to 9 Units	2	3%	46	18%
10 to 19 Units	0	0%	0	0%
20 or more Units	0	0%	0	0%
TOTAL	**61**	**100%**	**90**	**100%**

TABLE II.12
NET CHANGE of HOUSING UNITS, 1991
Planning Districts in Rank Order

			Structures		Units	
Rank	Planning District	Dist #	Number	Percent	Number	Percent
1	Western Addition	5	15	6%	687	40%
2	South of Market	9	14	6%	534	31%
3	Northeast	3	16	7%	139	8%
4	Mission	8	14	5%	106	6%
5	Richmond	1	37	15%	57	3%
6	Ingleside	13	26	11%	50	3%
7	Marina	2	17	7%	40	2%
8	Outer Sunset	15	14	6%	33	2%
9	Downtown	4	5	2%	23	1%
10	Buena Vista	6	15	6%	16	1%
11	Bernal Heights	11	10	4%	16	1%
12	Inner Sunset	14	16	7%	16	1%
13	South Bayshore	10	9	4%	15	1%
14	South Central	12	16	7%	2	0%
15	Central	7	17	7%	(2)	0%
	TOTAL		241	100%	1,732	100%

TABLE II.13
NET CHANGE IN HOUSING UNITS, 1991
Districts in Rank Order by Structure Type

	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or more Units	
Rank	District	Units	District	Units	District	Units	District	Units	District	Units
1	Ingleside	16	Richmond	12	Bernal Heights	6	Marina	46	Western Addition	688
2	South Bayshore	12	Outer Sunset	17	Outer Sunset	6	Richmond	17	South of Market	530
3	Inner Sunset	●	Ingleside	13	Central	5	Inner Sunset	12	Northeast	150
4	South of Market	3	Bernal Heights	11	Mission	●	Outer Sunset	12	Mission	109
5	Mission	1	Central	6	Buena Vista	0	Bernal Heights	0	Downtown	32
6	Downtown	0	Western Addition	6	Ingleside	0	Buena Vista	0	Ingleside	21
7	Richmond	0	South Central	4	Inner Sunset	0	Downtown	0	Buena Vista	20
8	Bernal Heights	(1)	South Bayshore	3	Marina	0	Ingleside	0	Bernal Heights	0
9	Outer Sunset	(2)	Downtown	2	Northeast	0	Mission	0	Central	0
10	South Central	(2)	Inner Sunset	1	South Bayshore	0	Northeast	0	Inner Sunset	0
11	Central	(3)	South of Market	1	South Central	0	South Bayshore	0	Marina	0
12	Buena Vista	(4)	Buena Vista	0	South of Market	0	South Central	0	Outer Sunset	0
13	Western Addition	(5)	Marina	0	Western Addition	(2)	South of Market	0	Richmond	0
14	Marina	(6)	Northeast	(3)	Richmond	(8)	Western Addition	0	South Bayshore	0
15	Northeast	(8)	Mission	(6)	Downtown	(11)	Central	(10)	South Central	0
	TOTAL	4		103		(2)		77		1,550
	PERCENT	0%		6%		0%		4%		89%

TABLE II.14
HOUSING UNITS CERTIFIED COMPLETE, 1991
Planning Districts in Rank Order

Rank	Planning District	Dist #	New Structures	Percent	New Units	Percent
1	Western Addition	5	8	5%	698	37%
2	South of Market	9	8	6%	541	29%
3	Northeast	3	8	5%	158	3%
6	Mission	8	6	8%	98	5%
6	Richmond	1	10	13%	20	3%
6	Ingleside	13	27	13%	62	3%
7	Marina	2	4	8%	48	3%
6	Outer Sunset	15	10	7%	40	2%
9	Downtown	4	1	8%	32	2%
10	Inner Sunset	14	10	7%	20	1%
11	Buena Vista	6	4	3%	25	1%
12	Bernal Heights	11	8	6%	21	1%
13	Central	7	8	5%	20	1%
11	South Bayshore	10	12	8%	19	1%
15	South Central	12	10	9%	10	1%
TOTAL			**148**	**100%**	**1,882**	**100%**

TABLE II.15
HOUSING UNITS COMPLETED, 1991
Districts in Rank Order by Structure Type

Rank	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	Ingleside	25	Richmond	57	Mission	10	Marina	46	Western Addition	688
2	South Bayshore	14	Outer Sunset	19	Bernal Heights	6	Richmond	17	South of Market	530
3	South Central	14	Ingleside	16	Outer Sunset	6	Inner Sunset	12	Northeast	150
4	Inner Sunset	8	Bernal Heights	11	Western Addition	6	Outer Sunset	17	Mission	84
5	Central	5	Central	10	Central	5	Bernal Heights	0	Downtown	32
6	Bernal Heights	4	South of Market	8	Buena Vista	4	Buena Vista	0	Ingleside	21
7	Outer Sunset	3	Inner Sunset	7	Downtown	0	Central	0	Buena Vista	20
8	South of Market	3	Northeast	4	Ingleside	0	Downtown	0	Bernal Heights	0
9	Buena Vista	1	South Bayshore	5	Inner Sunset	0	Ingleside	0	Central	0
10	Northeast	1	Buena Vista	4	Marina	0	Mission	0	Inner Sunset	0
11	Richmond	1	Mission	4	Northeast	0	Northeast	0	Marina	0
12	Downtown	0	South Central	4	Richmond	0	South Bayshore	0	Outer Sunset	0
13	Marina	0	Western Addition	7	South Bayshore	0	South Central	0	Richmond	0
14	Mission	0	Marina	8	South Central	0	South of Market	0	South Bayshore	0
15	Western Addition	0	Downtown	0	South of Market	0	Western Addition	0	South Central	0
	TOTAL	79		158		33		87		1,525
	PERCENT	4%		8%		8%		5%		81%

TABLE II.16
HOUSING UNITS CERTIFIED COMPLETE, 1991
Districts in Rank Order by Bedroom Type

Rank	Studio		One Bedroom		Two Bedrooms		Three Bedrooms		Four or More Bedrooms		Unknown	
	District	Units	District	Units	District	Units	District	Units	District	Units	District	Units
1	South of Market	157	Western Addition	236	Western Addition	210	Western Addition	124	Western Addition	11	South of Market	125
2	Western Addition	75	South of Market	146	South of Market	106	Richmond	43	South Central	10	Western Addition	42
3	Downtown	32	Northeast	50	Northeast	96	Ingleside	14	Ingleside	9	Richmond	23
4	Buena Vista	44	Mission	44	Mission	35	Mission	18	Outer Sunset	6	Ingleside	9
5	Mission	4	Ingleside	23	Marina	29	Central	12	Richmond	6	South Central	6
6	Northeast	1	Marina	18	Outer Sunset	19	Outer Sunset	10	South Bayshore	5	Inner Sunset	4
7	South Bayshore	1	Buena Vista	14	Inner Sunset	12	Inner Sunset	8	Bernal Heights	4	Northeast	4
8	Bernal Heights	0	Bernal Heights	44	Buena Vista	5	Northeast	7	Inner Sunset	2	South Bayshore	4
9	Central	0	Outer Sunset	3	Bernal Heights	8	South of Market	7	Marina	1	Central	2
10	Ingleside	0	South Bayshore	3	Ingleside	7	South Bayshore	6	Buena Vista	0	Mission	2
11	Inner Sunset	0	Central	1	Central	5	Bernal Heights	4	Central	2	Outer Sunset	2
12	Marina	0	Inner Sunset	1	Richmond	[illegible]	South Central	7	Downtown	0	Bernal Heights	1
13	Outer Sunset	0	Downtown	0	Downtown	0	Buena Vista	1	Mission	0	Buena Vista	0
14	Richmond	0	Richmond	0	South Bayshore	0	Downtown	0	Northeast	0	Downtown	0
15	South Central	0	South Central	0	South Central	0	Marina	0	South of Market	0	Marina	0
	TOTAL	274		540		539		251		54		224
	PERCENT	15%		29%		29%		13%		3%		12%

TABLE II.17
HOUSING UNITS DEMOLISHED, 1991
Districts in Rank Order

Rank	Planning District	Dist #	Structures	Percent	Units	Percent
4	Richmond	1	4	12%	17	19%
2	Western Addition	5	3	5%	11	12%
4	South Central	12	10	17%	10	11%
4	Mission	8	4	7%	9	10%
5	Northeast	3	4	7%	7	8%
4	Inner Sunset	14	4	7%	7	8%
7	Outer Sunset	15	7	12%	7	6%
4	Ingleside	13	4	10%	0	7%
9	South Bayshore	10	4	7%	5	6%
10	Central	7	4	2%	1	4%
11	South of Market	9	3	5%	4	1%
12	Bernal Heights	11	2	3%	[illegible]	2%
13	Marina	2	4	2%	1	1%
10	Downtown	4	4	3%	0	0%
15	Buena Vista	6	4	0%	0	0%
	TOTAL		61	100%	90	100%

TABLE II.18
HOUSING UNITS DEMOLISHED, 1991
Districts in Rank Order by Structure Type

Rank	Single Family		2 to 4 Units		5 to 9 Units		10 to 19 Units		20 or More Units	
	District	Units	District	Units	District	Units	District	Units	District	Units
1	South Central	10	Mission	8	Richmond	8	Bernal Heights	0	Bernal Heights	0
2	Outer Sunset	2	Northeast	6	Western Addition	8	Buena Vista	0	Buena Vista	0
3	Ingleside	6	Inner Sunset	4	Bernal Heights	0	Central	0	Central	0
4	Richmond	5	Richmond	3	Buena Vista	0	Downtown	0	Downtown	0
5	Central	4	South Bayshore	2	Central	0	Ingleside	0	Ingleside	0
6	Inner Sunset	3	South of Market	2	Downtown	0	Inner Sunset	0	Inner Sunset	0
7	South Bayshore	[illegible]	Western Addition	2	Ingleside	0	Marina	0	Marina	0
8	Bernal Heights	2	Bernal Heights	0	Inner Sunset	0	Mission	0	Mission	0
9	South of Market	2	Buena Vista	0	Marina	0	Northeast	0	Northeast	0
10	Marina	2	Central	0	Mission	0	Outer Sunset	0	Outer Sunset	0
11	Mission	2	Downtown	6	Northeast	0	Richmond	0	Richmond	0
12	Northeast	2	Ingleside	0	Outer Sunset	0	South Bayshore	0	South Bayshore	0
13	Western Addition	1	Marina	0	South Bayshore	0	South Central	0	South Central	0
14	Buena Vista	0	Outer Sunset	0	South Central	0	South of Market	0	South of Market	0
15	Downtown	0	South Central	0	South of Market	0	Western Addition	0	Western Addition	0
	TOTAL	46		28		16		0		0
	PERCENT	51%		31%		18%		0%		0%

APPENDIX TABLE A

NET CHANGE OF HOUSING UNITS BY CENSUS TRACT AND STRUCTURE TYPE

San Francisco, 1991

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
102.00	2	2	-1	-2	3	1	0	0	0	0	0	0	0	0	4	1
103.00	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
104.00	1	-3	1	2	0	0	0	0	0	0	0	0	0	0	2	-1
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
108.00	3	-1	-1	-2	0	0	0	0	0	0	0	0	0	0	2	-3
109.00	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2	0
110.00	0	0	0	0	0	0	0	0	0	0	0	0	1	69	1	69
111.00	0	0	0	0	0	0	0	0	0	0	0	0	1	51	1	51
112.00	1	-1	1	-2	0	0	0	0	0	0	0	0	1	30	3	27
113.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
114.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	4	2	0	0	0	0	0	0	0	0	2	30	0	0	6	32
127.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128.00	0	-2	1	2	0	0	0	0	0	0	1	16	0	0	2	16
129.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
130.00	3	-1	1	-2	0	0	0	0	0	0	0	0	0	0	4	-3
131.00	2	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	-2
132.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
133.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1

135.00	3	-3	0	0	0	0	0	0	0	0	0	0	0	0	3	-3
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153.00	1	-1	0	0	0	0	0	0	-1	-8	0	0	0	0	0	-9
154.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
155.00	1	-1	2	4	0	0	0	0	0	0	0	0	0	0	3	3
156.00	0	0	0	0	0	0	0	0	0	0	0	0	2	170	2	170
157.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
158.00	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
159.00	2	-2	0	0	0	0	0	0	0	0	0	0	1	203	3	201
160.00	1	1	0	0	0	0	0	0	0	0	0	0	2	173	3	174
161.00	1	-1	0	0	0	0	1	4	0	0	0	0	0	0	2	3
162.98	0	0	0	0	0	0	0	0	0	0	0	0	1	142	1	142
163.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
164.00	1	-1	1	2	0	0	0	0	1	6	0	0	0	0	3	7
165.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
167.00	3	-1	1	-2	0	0	0	0	0	0	0	0	1	20	5	17
168.98	3	1	0	0	0	0	0	0	0	0	0	0	0	0	3	1
169.00	2	-2	1	2	0	0	0	0	0	0	0	0	0	0	3	0
170.00	1	1	1	-2	0	0	0	0	0	0	0	0	0	0	2	-1
171.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
176.02	2	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	-2
176.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	0	0	0	0	0	0	0	0	0	0	0	0	1	32	1	32
179.01	0	0	0	0	-3	-1	0	0	0	0	0	0	0	0	-3	-1
179.02	2	0	-1	-2	0	0	0	0	0	0	0	0	0	0	1	-2
179.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	0	0	0	0	-3	1	0	0	0	0	0	0	4	530	1	531
201.98	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
202.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
203.00	3	3	2	4	0	0	0	0	0	0	0	0	1	36	6	43
204.00	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
205.00	3	-3	0	0	0	0	0	0	0	0	0	0	0	0	3	-3
206.00	2	2	2	-4	0	0	0	0	0	0	0	0	0	0	4	-2
207.00	0	-2	0	0	3	1	0	0	0	0	0	0	0	0	3	-1
208.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
209.00	2	-2	0	0	0	0	0	0	1	5	0	0	1	48	4	51
210.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
211.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
212.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
213.00	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	0	-2
214.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
215.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1

216.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
217.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
218.00	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
226.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
227.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
228.00	0	0	3	2	0	0	0	0	0	0	0	0	0	0	3	2
229.00	0	0	0	-4	-3	-1	0	0	0	0	0	0	1	25	-2	20
230.00	-1	-1	1	-2	0	0	0	0	1	5	0	0	0	0	1	2
231.00	0	0	-1	-2	0	0	0	0	0	0	0	0	0	0	-1	-2
232.00	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
233.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
234.00	0	0	0	0	3	1	0	0	0	0	0	0	0	0	3	1
251.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
253.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
254.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
255.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
256.00	2	-2	0	0	9	3	0	0	1	6	0	0	0	0	12	7
257.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
258.00	3	1	0	0	0	0	1	4	0	0	0	0	0	0	4	5
259.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
260.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
261.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
262.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
263.00	7	-1	0	0	0	0	0	0	0	0	0	0	0	0	7	-1
264.00	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
301.01	-1	-1	0	0	0	0	0	0	0	0	0	0	0	0	-1	-1
301.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
302.00	2	-4	0	0	0	0	0	0	0	0	0	0	0	0	2	-4
303.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
304.00	2	0	1	-2	0	0	0	0	0	0	0	0	0	0	3	-2
305.00	0	-2	0	0	3	1	0	0	0	0	1	12	0	0	4	11
306.00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
307.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
308.00	1	-1	0	0	0	0	0	0	0	0	0	0	0	0	1	-1
309.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
310.00	4	2	0	0	0	0	0	0	0	0	0	0	0	0	4	2
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
313.00	4	2	0	0	0	0	0	0	0	0	0	0	0	0	4	2
314.00	8	4	3	6	-3	1	0	0	0	0	0	0	0	0	8	11
326.00	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
327.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
328.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
329.00	5	3	0	0	0	0	0	0	0	0	0	0	0	0	5	3

330.00	0	-2	1	2	3	1	0	0	0	0	0	0	0	0	4	1
331.00	4	2	0	0	0	0	0	0	0	0	0	0	0	0	4	2
332.00	4	2	0	0	3	1	0	0	0	0	0	0	0	0	7	3
351.00	-1	-1	1	-2	0	0	0	0	0	0	1	12	0	0	1	9
352.00	0	-2	1	2	0	0	0	0	0	0	0	0	0	0	1	0
353.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
354.00	0	0	0	0	0	0	0	0	0	0	0	0	1	21	1	21
401.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
402.00	-1	-1	0	0	6	2	0	0	1	6	0	0	0	0	6	7
426.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
427.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
428.00	1	-1	0	0	3	1	0	0	0	0	0	0	0	0	4	0
451.00	1	1	2	0	0	0	0	0	0	0	0	0	0	0	3	1
452.00	0	0	0	0	3	1	0	0	0	0	0	0	0	0	3	1
476.00	5	1	-1	-2	-3	1	0	0	0	0	0	0	0	0	1	0
477.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
478.00	3	1	0	0	0	0	0	0	-1	-8	1	17	0	0	3	10
479.00	2	-4	1	2	0	0	0	0	0	0	0	0	0	0	3	-2
601.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
602.00	5	1	1	2	0	0	0	0	0	0	0	0	0	0	6	3
603.00	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
604.00	5	1	0	0	39	13	0	0	0	0	0	0	0	0	44	14
605.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	162	-8	36	20	63	27	3	12	4	17	6	87	19	1550	294	1703

APPENDIX TABLE B

HOUSING UNITS CERTIFIED COMPLETE BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1991

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
103.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
104.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
109.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
110.00	0	0	0	0	0	0	0	0	0	0	0	0	1	69	1	69
111.00	0	0	0	0	0	0	0	0	0	0	0	0	1	51	1	51
112.00	0	0	0	0	0	0	0	0	0	0	0	0	1	30	1	30
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	2	30	0	0	2	30
127.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128.00	0	0	1	2	0	0	0	0	0	0	1	16	0	0	2	18
129.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
154.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
156.00	0	0	0	0	0	0	0	0	0	0	0	0	2	170	2	170
157.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
158.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
159.00	0	0	0	0	0	0	0	0	0	0	0	0	1	203	1	203
160.00	0	0	0	0	0	0	0	0	0	0	0	0	2	173	2	173
161.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4

162.98	0	0	0	0	0	0	0	0	0	0	0	0	1	142	1	142
163.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
164.00	0	0	0	0	0	0	0	0	1	6	0	0	0	0	1	6
165.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167.00	0	0	0	0	0	0	0	0	0	0	0	0	1	20	1	20
168.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
170.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
171.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	0	0	0	0	0	0	0	0	0	0	0	0	1	32	1	32
179.01	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	0	0	0	0	0	0	0	0	0	0	0	0	4	530	4	530
201.98	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
202.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
203.00	0	0	1	2	0	0	0	0	0	0	0	0	1	36	2	38
204.00	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
205.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
206.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
207.00	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4
208.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
209.00	0	0	0	0	0	0	0	0	1	5	0	0	1	48	2	53

210.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
211.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
214.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
215.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
216.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
217.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
218.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
226.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
228.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
229.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
230.00	0	0	0	0	0	0	0	0	1	5	0	0	0	0	1	5
231.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
232.00	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
233.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
234.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
251.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
252.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
253.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
254.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
255.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
256.00	0	0	0	0	3	9	0	0	1	6	0	0	0	0	4	15
257.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
258.00	1	1	0	0	0	0	1	4	0	0	0	0	0	0	2	5
259.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

260.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
261.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
262.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
263.00	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
264.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
301.01	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
301.02	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
302.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
303.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
304.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
305.00	0	0	1	2	1	3	0	0	0	0	1	12	0	0	3	17
306.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
307.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
308.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
309.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
310.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
313.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
314.00	6	6	3	6	0	0	0	0	0	0	0	0	0	0	9	12
326.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
327.00	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	4
328.00	0	0	0	0	0	0	1	4	0	0	0	0	0	0	1	4
329.00	7	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7
330.00	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
331.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
332.00	1	1	0	0	1	3	0	0	0	0	0	0	0	0	2	4

351.00	0	0	0	0	0	0	0	0	0	0	1	12	0	0	1	12
352.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
353.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
354.00	0	0	0	0	0	0	0	0	0	0	0	0	1	21	1	21
401.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
402.00	1	1	0	0	2	6	0	0	1	6	0	0	0	0	4	13
426.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
427.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
428.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
451.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
452.00	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
476.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
477.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
478.00	0	0	0	0	0	0	0	0	0	0	1	17	0	0	1	17
479.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
604.00	1	1	1	2	13	39	0	0	0	0	0	0	0	0	15	42
605.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	54	64	29	58	26	78	3	12	6	33	6	87	18	1525	152	1857

APPENDIX TABLE C

HOUSING UNITS DEMOLISHED BY CENSUS TRACT AND STRUCTURE TYPE
San Francisco, 1991

Structure Type	Single Family		2 Units		3 Units		4 Units		5 to 9		10 to 19		20 or More		Tract Total	
Census Tract	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units	Str.	Units
101.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
102.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
103.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
104.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
105.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
107.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
108.00	0	0	1	2	0	0	0	0	0	0	0	0	0	0	1	2
109.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
110.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
111.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
112.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
113.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
114.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
116.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
117.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
118.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
119.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
120.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

121.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
122.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
123.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
124.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
125.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
126.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
127.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
128.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
129.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
130.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
131.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
132.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
133.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
134.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
135.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
151.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
152.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
153.00	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
154.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
155.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
156.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
157.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
158.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
159.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
160.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
161.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
162.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
163.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
164.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

165.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
166.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
167.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
168.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
169.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
170.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
171.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.02	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
176.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
177.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
178.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
179.01	0	0	0	0	1	3	0	0	0	0	0	0	0	0	1	3
179.02	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
179.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
180.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
201.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
202.98	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
203.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
204.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
205.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
206.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
207.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
208.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
209.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
210.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
211.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
212.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
213.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
214.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

215.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
216.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
217.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
218.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
226.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
227.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
228.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
229.00	0	0	1	2	1	3	0	0	0	0	0	0	0	0	2	5
230.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
231.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
232.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
233.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
234.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
251.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
252.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
253.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
254.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
255.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
256.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
257.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
258.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
259.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
260.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
261.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
262.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
263.00	4	4	0	0	0	0	0	0	0	0	0	0	0	0	4	4
264.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
301.01	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
301.02	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2

302.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
303.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
304.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
305.00	2	2	1	2	0	0	0	0	0	0	0	0	0	0	3	4
306.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
307.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
308.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
309.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
310.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
311.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
312.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
313.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
314.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
326.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
327.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
328.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
329.00	3	3	0	0	0	0	0	0	0	0	0	0	0	0	3	3
330.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
331.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
332.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
351.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
352.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
353.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
354.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
401.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
402.00	2	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2
426.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
427.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
428.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

451.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
452.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
476.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
477.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
478.00	0	0	0	0	0	0	0	0	1	8	0	0	0	0	1	8
479.00	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
601.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
602.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
603.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
604.00	1	1	1	2	0	0	0	0	0	0	0	0	0	0	2	3
605.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
606.99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
607.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
609.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
610.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	46	46	11	22	2	6	0	0	2	16	0	0	0	0	61	90

ACKNOWLEDGEMENTS

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